



FOR SALE

Offers in the region of £90,000

Building Plot East Of Mount Pleasant Road, Shrewsbury, SY1 3BQ

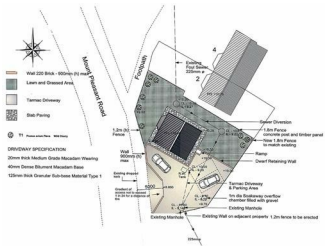
An appealing opportunity to acquire a town building plot with planning consent and approval of reserved matters for a detached 3 bedroom house, set in an established residential area close to amenities with easy access to the town centre.





North Elevation

South Elevation



- Building Plot
- Triangular plot
- PP 3 bed detached house
- Parking area
- Garden Area
- Established residential area

DIRECTIONS

From the town centre proceed along Castle Foregate and through Spring Gardens onto Ditherington Road and at the traffic lights turn left onto Mount Pleasant Road and carry on for about 100 metres and the site will be seen on the right hand side.

SITUATION

The site offers a seldom opportunity to acquire a single residential building plot, set in an established residential area towards the north eastern side of the town. There are a selection of local amenities within walking distance including Morrisons supermarket and schools, whilst there are retail and business parks in Battlefield. The town centre is readily accessible and offers an excellent range of amenities.

DESCRIPTION

The site offers a triangular shaped plot with access off Mount Pleasant Road. The plot offers an opportunity to construct a 3 bedroom detached house, including garden area and parking, with the benefit of planning consent and subsequent approval of reserved matters. The proposed house is to comprise the following accommodation:

- Reception hall
- Cloaks/WC
- Lounge
- Dining room
- Kitchen
- First floor landing
- 3 bedrooms
- Bathroom

Parking and turning area together with garden space.

THE SITE

The site extends to an estimated area of 350 Sq.m.

PLANNING PERMISSION

OUTLINE PLANNING PERMISSION WAS GRANTED by Shropshire Council for "The erection of one detached dwelling to include access". Application No. 18/04530/OUT. Date of decision: 21st December 2018.



0 Reception
Room/s



0 Bedroom/s



0 Bath/Shower
Room/s

Subsequently an application for APPROVAL OF RESERVED MATTERS WAS GRANTED. (Details of the design and external appearance of the development, layout, scale and landscaping of the site) and the approval of the details required to be submitted by conditions including 5 (surface and foul water, drainage), 6 (improvement of the existing access), and 7 (parking and turning of vehicles). Application No. 21/00865/REM. Date of decision: 8th April 2021.

Documents with regards to the application and consents can be viewed on the SHROPSHIRE COUNCIL PLANNING WEBSITE : <https://shropshire.gov.uk/planning>.

SECTION 106 AGREEMENT

The planning consent is NOT believed to be subject to a Section 106 Agreement to secure the payment of an AHC (Affordable Housing Contribution). However, purchasers will be responsible for the payment of CIL (Community Infrastructure Levy), though self build may apply for exemption - subject to an application.

SERVICES

It is believed that mains sewer crosses the site and that mains water, electricity and gas are available close by.

It will be the responsibility of the purchaser(s) to undertake their own enquiries with the relevant authorities/utility providers to assess availability and compliance. Purchasers will also be responsible for any connection fees.

WAYLEAVES/EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoings whether mentioned in these particulars or not.

LOCAL AUTHORITY

SHROPSHIRE COUNCIL, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9000
o r 0 3 4 5 6 7 8 9 0 0 4 . E m a i l :
planningdmc@shropshire.gov.uk

SEVERN TRENT WATER LIMITED, Customer Relations, PO Box5310, Coventry, CV3 9FJ Tel: 0800 707 6600.

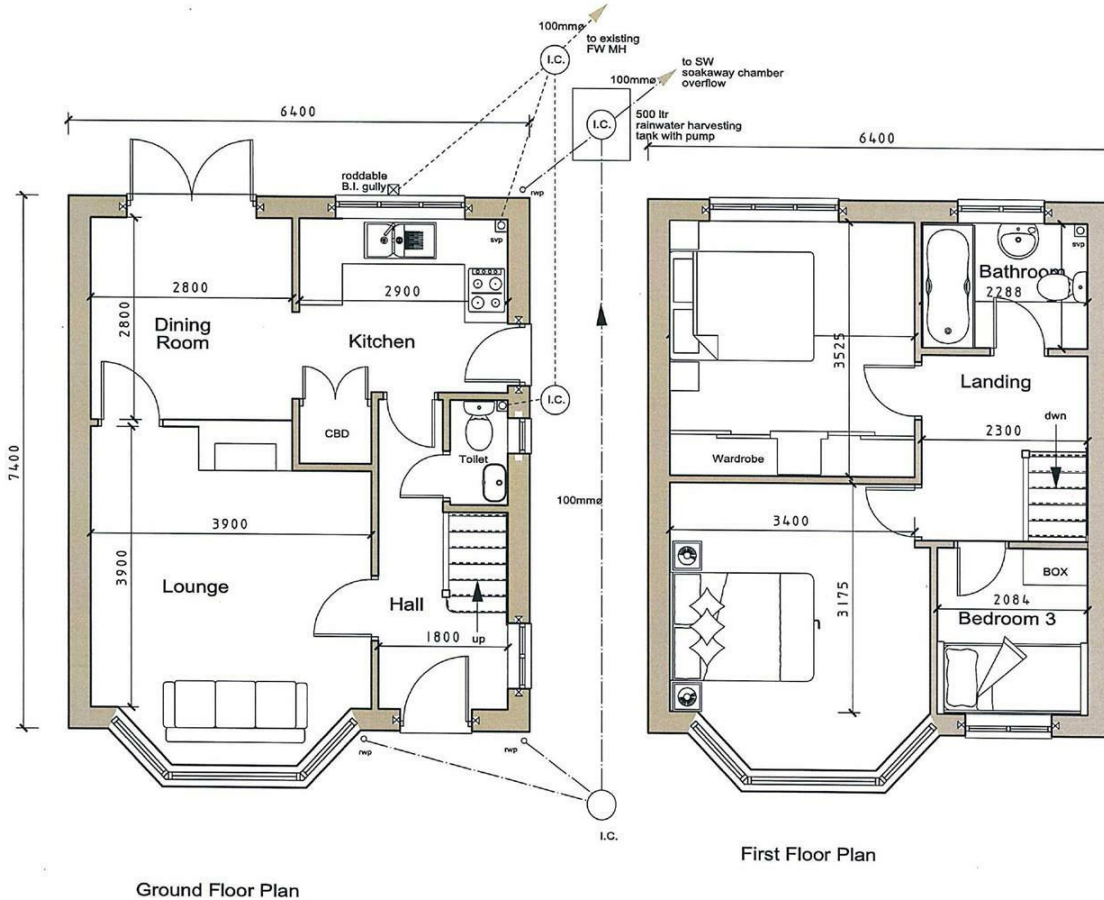
TENURE

Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

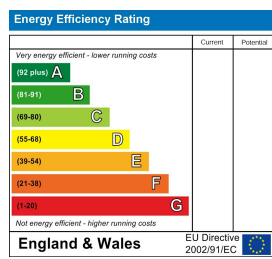
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236 444

Shrewsbury Sales
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
 E: shrewsbury@hallsgb.com



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