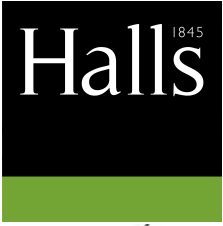
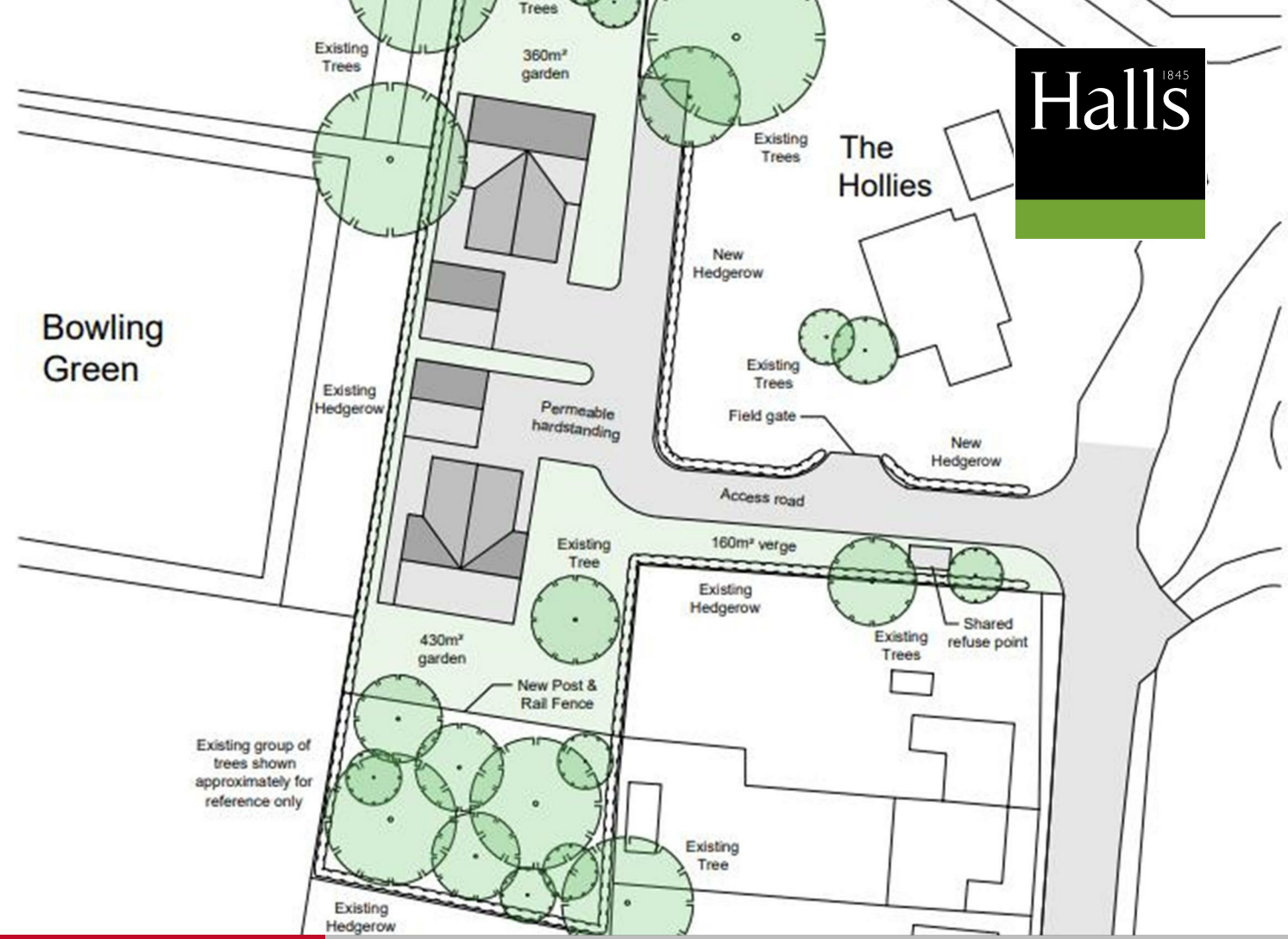


FOR SALE

The Hollies, Villa Lane, Bicton, Shrewsbury, SY3 8EG



FOR SALE

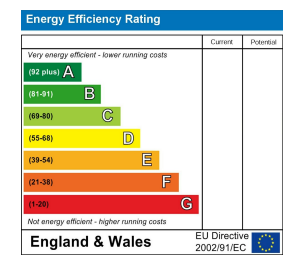
Offers in the region of £295,000

The Hollies, Villa Lane, Bicton, Shrewsbury, SY3 8EG

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 Rating



Outline planning permission has been granted for two dwellings on a superb site, located in a private position in the popular village of Bicton.



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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



0 Reception Room/s



0 Bedroom/s



0 Bath/Shower Room/s



- Planning reference - 25/00518/OUT
- 2 dwellings
- To include garaging
- Large garden site
- Private popular village location
- Backing onto the bowling green

DIRECTIONS

From Shrewsbury take the B4380 Montford Bridge Road. On reaching Bicton, continue past the garage and Villa Lane is situated on the right-hand side opposite Calcott Lane. Continue down the lane and The Hollies is situated on the left-hand side indicated by a Halls For Sale sign.

SITUATION

The property is conveniently situated within a short walk of both the local junior school, shop, garage, and pub together with good rural walks and yet only a few minutes' drive from Shrewsbury Town Centre.

DESCRIPTION

Outline application (to include access) has been granted for the erection of up to 2 dwelling houses, garaging, alterations to existing access and associated works.

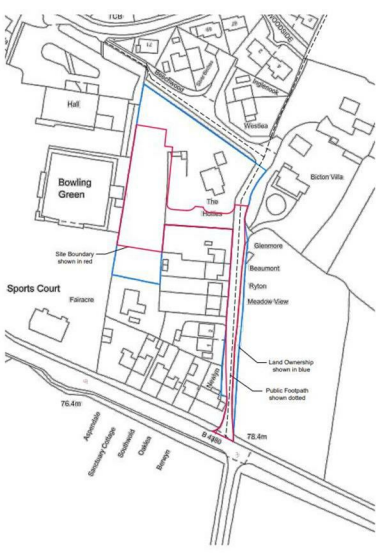
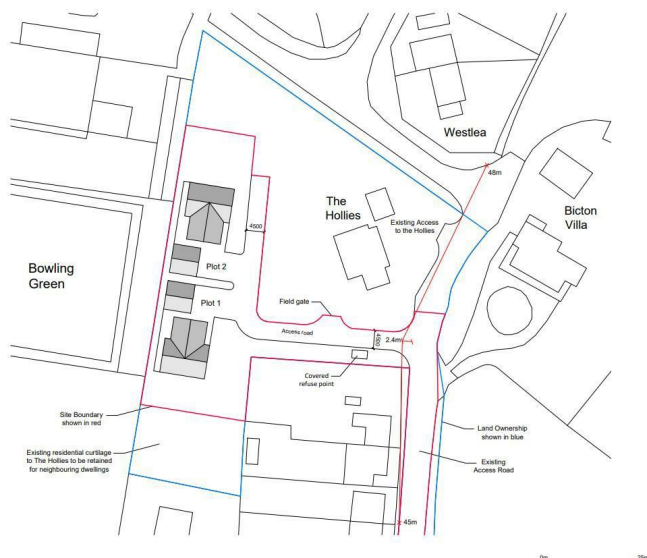
The site is available now with the current owners planning on staying in residence in the main house. There will be some minor requests that will be included in the contract including agreed access points for both of the plots and main residence and also the inclusion of the erection of boundaries with 2 months of the completion of sale. The type and style of boundaries are to be discussed between both the purchasers and vendors.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



SERVICES

Mains water and electricity are understood to be on site. None of these services have been tested.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.