



**BOWEN**

PROPERTY SINCE 1862

Asking Price £75,000

Development Land adjoining Garth, Willow Street,  
Ellesmere, SY12 0AQ

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## Development Land adjoining Garth, Willow Street, Ellesmere, SY12 0AQ



### General Remarks

Bowen are pleased with instruction to offer by private treaty a single building plot located in the popular town of Ellesmere within walking distance of local amenities, schools and the Mere. The site has the benefit of outline planning for one two storey dwelling.

**Location:** The property is located within walking distance of the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are within easy commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.

### Accommodation

**The Site:** The site currently forms part of the garden of Garth Willow Street.

**Planning Permission:** Full Planning Permission (24/00342/FUL) was granted by Shropshire County Council on the 17th May 2024. The approved plans are for one two storey dwelling comprising of three bedrooms, two bathrooms, front and rear garden and off road parking for two cars. Further details can be found on the planning section of the Shropshire Council website.

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Services:** Mains water, electricity and gas are understood to be available for connection in the adjoining highway, however potential purchasers should satisfy themselves that this is the case before submitting an offer.

**Easements, Wayleaves and Rights of Way:**

The site is sold subject to and with the benefit of all existing wayleaves, easements and rights of way both private or public and whether referred to in these sales particulars or not.

**Sales Particulars:** The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site boundaries will be agreed between the potential purchaser and sellers prior to the solicitors being instructed in any sale.

**Town and Country Planning Act:** The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

**Access:** Upon development a joint access will be created off the existing access to the adjoining property Garth off the adjoining council-maintained highway, Willow Street, as shown in the approved plans.

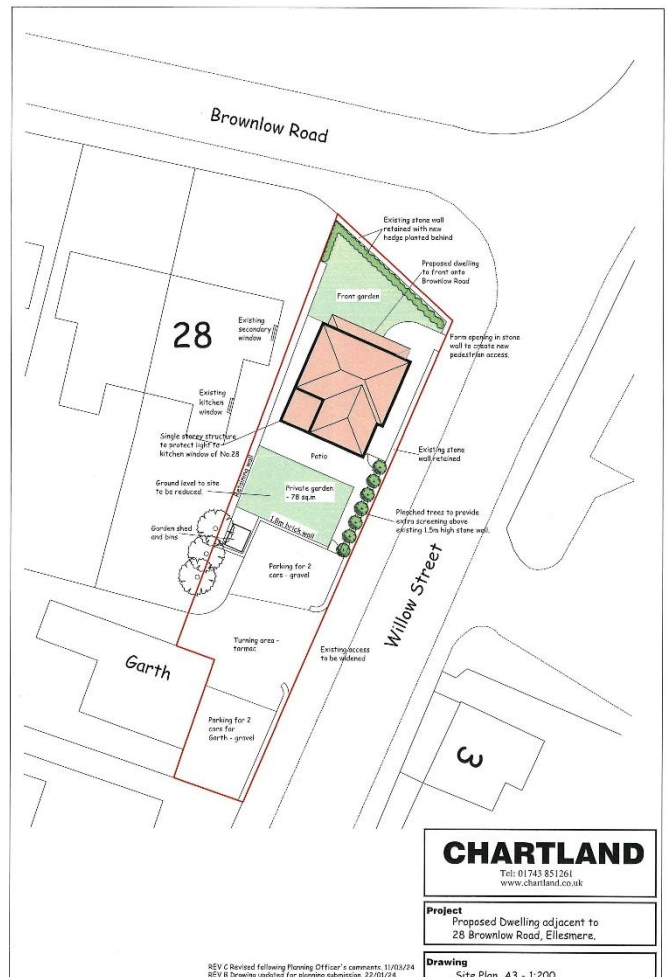
**Local Authority:** Shropshire Council

The Shirehall, Abbey Foregate, Shrewsbury Shropshire. SY2 6ND

Tel: 0345 6789000

**Viewings:** All viewings are strictly by appointment via the Agent's Ellesmere office (01691) 622534. Please note neither the vendor nor the agent take any responsibility for any injuries which may occur during any viewing. Any person found causing damage to the property will be prosecuted.

**Directions:** From the town centre proceed to the small roundabout on Cross Street and take the first exit left into Willow Street after a short distance the site can be identified on the right-hand side by the agents 'For Sale' board.





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steeped in heritage  
with a forward  
thinking outlook.

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