



5 Beechwood House, Belmont Bank, Shrewsbury SY1 1UB

Development opportunity—£275,000 Freehold

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£275,000 Freehold—Development opportunity

sales@cgpooks.co.uk

A unique town centre development opportunity with the benefit of a recently approved planning application for 3 apartments.

KEY FEATURES

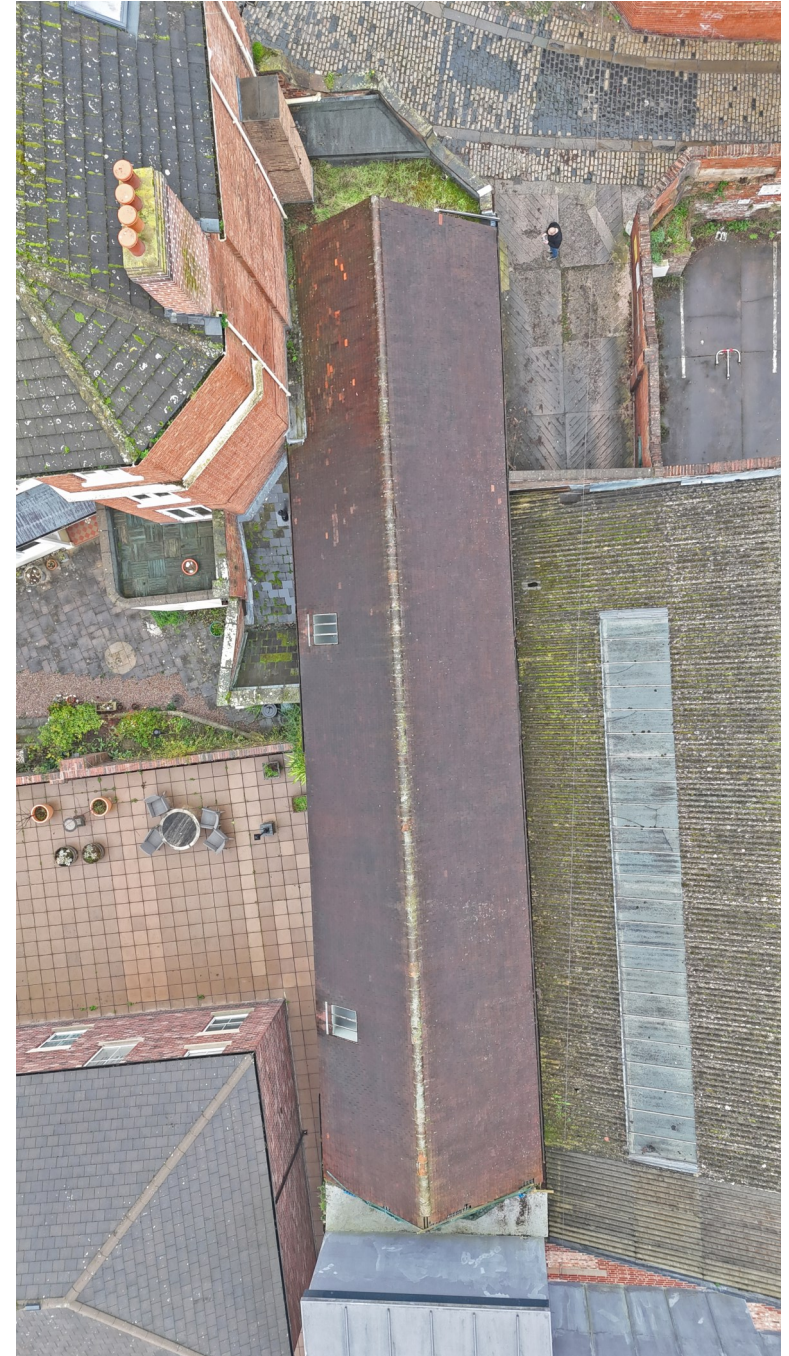
- This freehold building will have accommodation over 3 floors, whilst being in a quiet setting just a few minutes' walk from the main shopping areas, railway station and the beautiful Quarry park.
- The current plans provide a small 1-bedroom lower ground floor apartment, along with two further 3 & 4 bedroom apartments on the upper floors, benefiting from outside seating areas.
- We have attached the proposed plans, but more information can be obtained via the Shropshire council planning portal ref: 24/03103/FUL
- Subject to approval, the building could easily offer the possibility of an alternative scheme, such as incorporating mixed-use ideas with combined office space and residential living.

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Proposed Lower Ground Floorplan



Proposed Development
5 Beechwood House
Belmont Bank, Shrewsbury, SY1 1UB
Ackleton Estates Ltd
Proposed Basement/Lower Ground Floor Plan
1:100 @ A3
June 24 21-1066-37

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Proposed Ground Floorplan



Proposed Development
5 Beechwood House
Belmont Bank, Shrewsbury, SY1 1UB
Ackleton Estates Ltd
Proposed Ground Floor Plan
1:100 @ A3
June 24 21-1066-38

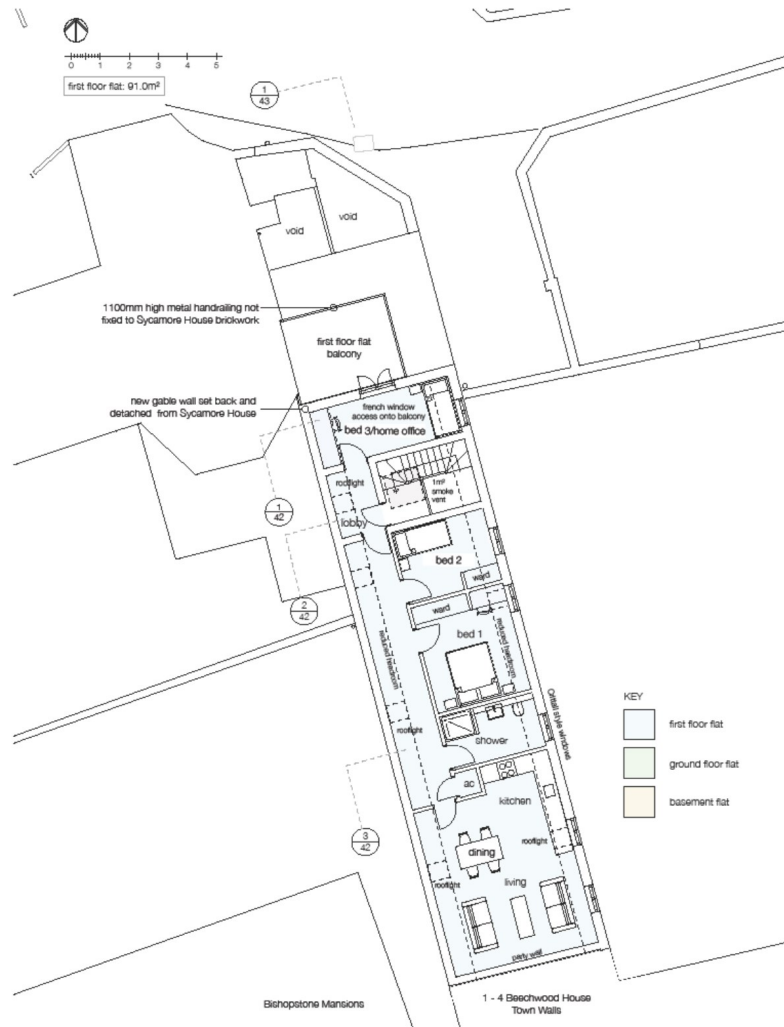
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Proposed First Floorplan



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Proposed Development
5 Beechwood House
Belmont Bank, Shrewsbury, SY1 1UB
Aokleton Estates Ltd

Proposed First Floor Plan
1:100 @ A3
June 24 21-1056-39



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Proposed Elevations



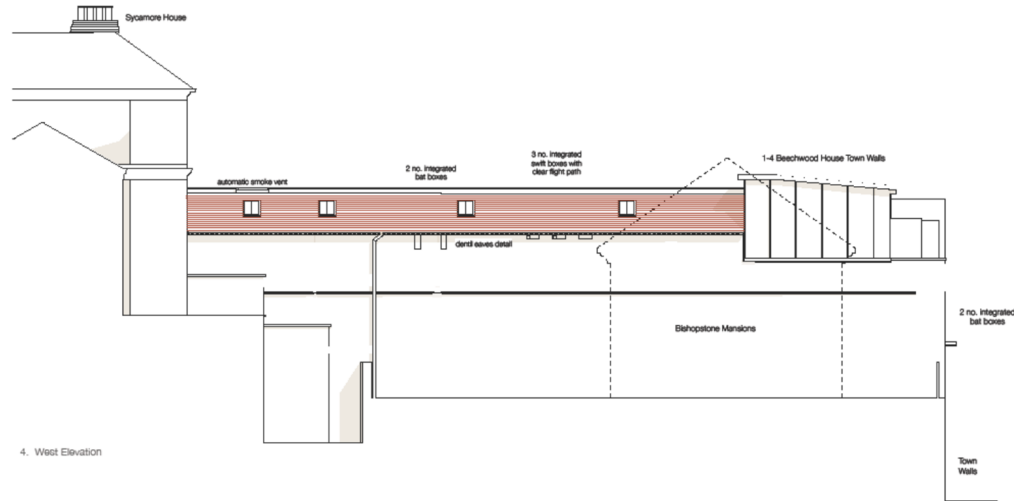
1. North Elevation from Belmont Bank



2. North Elevation/Section from Belmont Bank



3. East Elevation/Section



4. West Elevation

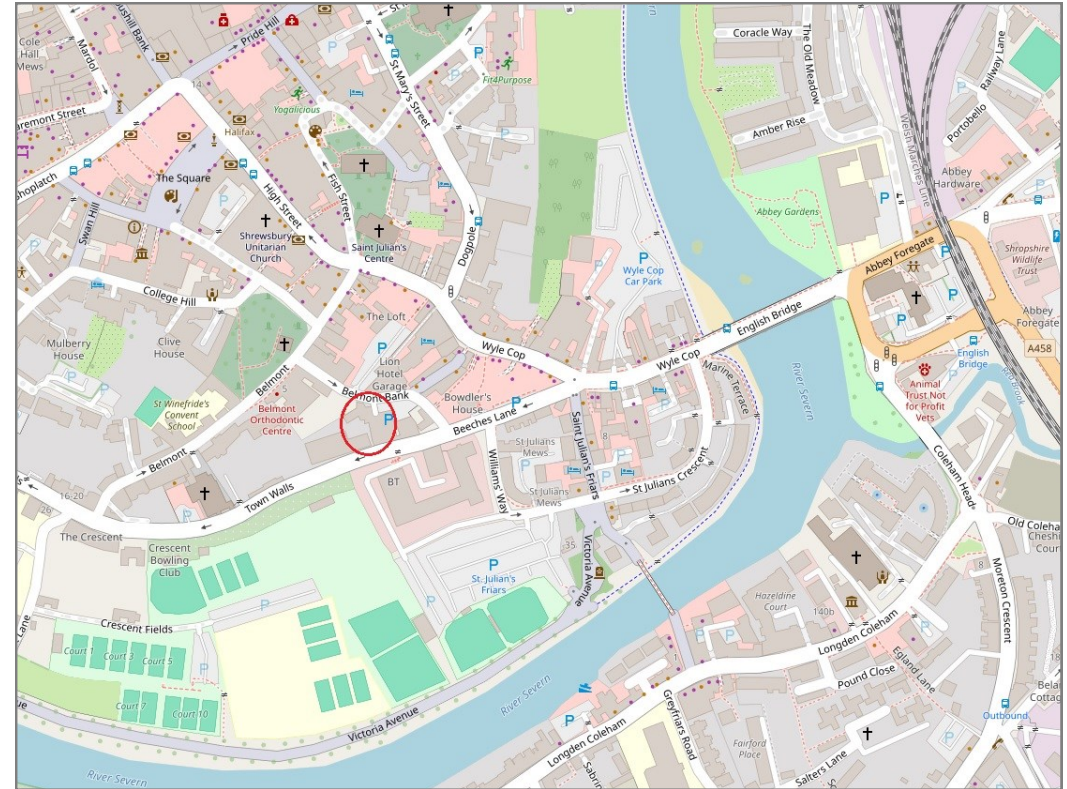


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