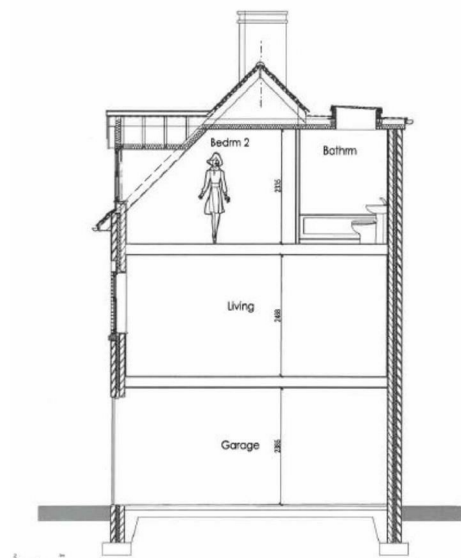
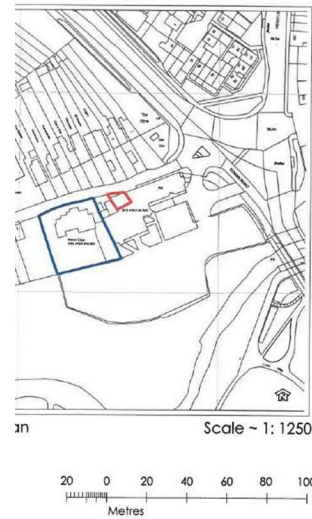


**BUILDING PLOT, Mill Road, Meole Village, Shrewsbury,
Shropshire, SY3 9JT**

www.hbshrop.co.uk



Project: Proposed New Dwelling at:
Waters Edge, Mill Road, Meole
Shrewsbury,
SY3 9JT
Drawing: Proposed Section
A 23.11.18 R
scale: 1:50
paper size: A3



Scale ~ 1:1250
Metres

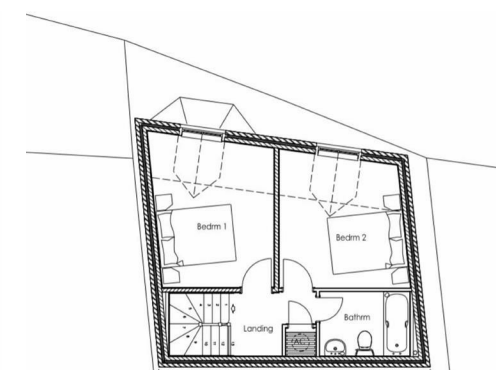
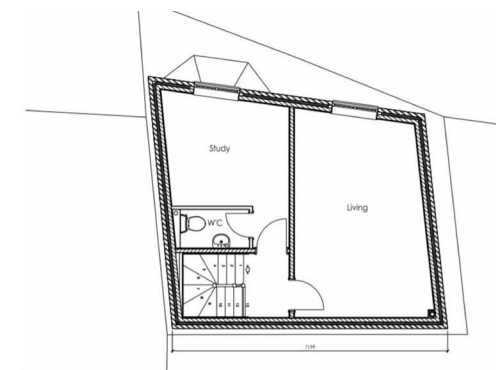
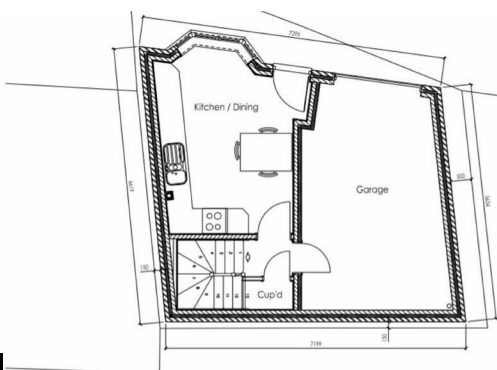


Block Plan
1:500 scale bar

Project: Proposed New Dwelling at:
Waters Edge, Mill Road, Meole
Shrewsbury,
SY3 9JT
Drawing: Site Location Plan & Block Plan
scale: as shown
paper size: A3



Project: Proposed New Dwelling at:
Waters Edge, Mill Road, Meole
Shrewsbury,
SY3 9JT
Drawing: Proposed North (Front) Elevation
A 23.11.18 Roof Height reduced.
scale: 1:50
paper size: A3
drawing no.: WE/PP/ 15 A
date: Sept 18



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

A rare opportunity has arisen to acquire a BUILDING PLOT with a site area of approximately 55 square meters.
Originally outline planning permission was granted on the 21st December 2018 for a two bedroom detached house. Application No: 18/04801/OUT. On the 28th September 2021, the Shropshire Council GRANTED RESERVED MATTERS APPROVAL (landscaping) pursuant to planning permission 118/04801/OUT for the erection of one dwelling.

Full description

A rare opportunity has arisen to acquire a BUILDING PLOT with a site area of approximately 55 square meters. The Building Plot was GRANTED OUTLINE PERMISSION on the 21st December 2018 for a two bedroom detached house. Application No: 18/04801/OUT. The Building Plot is situated within walking distance of a variety of excellent local amenities, popular schooling and the Shrewsbury town centre.

Accommodation:

Kitchen / dining, living room, study, cloakroom, bedroom one, bedroom two, bathroom, garage.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Proposed Ground Floor Plan

Kitchen / dining, garage.

Proposed First Floor Plan

Living room, study, cloakroom.

Proposed Second Floor Plan

Bedroom one, bedroom two, bathroom.

Planning Permission

Outline planning permission was granted on the 21st December 2018. Application No. 18/ 04801/ OUT. The site has an approximate area of 55 square meters.

Town Planning

Plans and associated planning documentation are available from the Shropshire Council planning website or from the selling agent upon request.

Guide Price

A guide price of £73.500 Is being invited for the FREEHOLD interest with vacant possession.

Rights of Wayleaves

The site is sold subject to or with the benefit of any rights of way, wayleaves, easement or restrictions which may not exist whether mentioned in these particulars or not.

General Condition of Contaminations

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of respective plot for any use or development scheme proposed.

Local Authority

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Contact us - general enquiries
0345 678 9000

Viewings

Strictly by appointment contacting Holland Broadbridge - 01743 357000 (option one for sales).

Tenure

The site is understood to be freehold and offered for sale by private treaty with the benefit of vacant possession upon completion

Services

Not checked / tested, the vendor informs us that electricity, water and sewage are all available to the site. We advise all interested parties should make there own enquiries with the appropriate suppliers and connection arrangements.

Mortgage Services

We offer a no obligation mortgage service through

our in house Independent Financial Advisor.
Telephone our Office for further details 01743 357 000 (option one for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

