

Building Plot, 148 Sutton Road, Shrewsbury, Shropshire,
SY2 6QT

www.hbshrop.co.uk



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.
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Offers In The Region Of £159,000

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire a generous sized building plot (approximately 310 square meters), with full planning permission granted for the erection of a contemporary detached dwelling Application No. 23/01480/FUL.

The building plot is situated within this well established and desirable residential location, within close proximity to excellent local amenities, highly regarded schooling and being well placed for easy access to the local bypass which then links up to the M54 motorway network.

Viewing is highly recommended by the selling agent.

Planning Permission

Full planning permission was granted on the 4th of April 2023 for the erection of a new detached dwelling.

Application No.
23/01480/FUL

Town Planning

Plans and associated planning documentation are available from the Shropshire Council website or from our agency on request.

Guide Price

Offers in the region of £159,000 for a FREEHOLD interest with vacant possession are invited for the building plot.

Right of Wayleaves

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

General Conditions of Contamination

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

Local Authority

Shropshire County Council
The Shirehall
Abbey Foregate, Shrewsbury
Shropshire SY2 6ND

Telephone: 0345 6789000.

Viewings

Strictly by appointment. Contact: Holland Broadbridge
telephone number: 01743 357000 option 1 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. This has not been verified and confirmation will be forthcoming from the vendors solicitor's during pre-contract enquiries.

Services

Not checked / tested. Interested parties should make their 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 1 for sales.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON
COMPLETION