

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

[www.hbshrop.co.uk](http://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.
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.

**Offers In The Region Of £150,000**

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.

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON  
COMPLETION