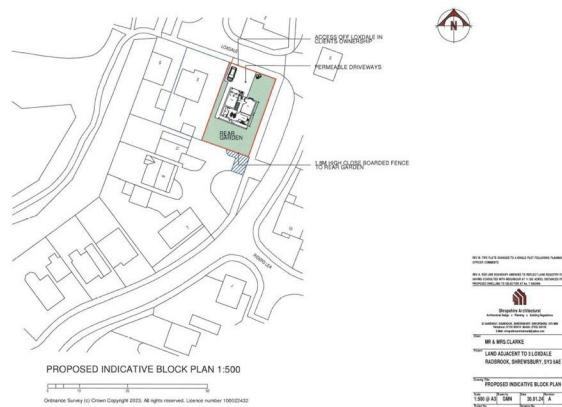


Building Plot adjacent to, 3 Loxdale, Radbrook Green,
Shrewsbury, Shropshire, SY3 6AF

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 £250,000

Viewing: strictly by appointment through the agent

An extremely rare opportunity has arisen to acquire a generous size building plot (approximately 390.88 square meters), with outlined planning permission granted for the erection of a five bedroom detached dwelling. Application No. 24/00388/OUT.

The building plot is situated within the heart of Radbrook Green, which is a well established and desirable residential location, close proximity to local amenities, highly regarded schooling and being well placed for easy access to the local bypass which then links up to the West Midlands.

Viewing is highly recommended by the selling agent.

Application No
24/000388/OUT

Guide Price
Offers in the region of £275,00 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

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			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

