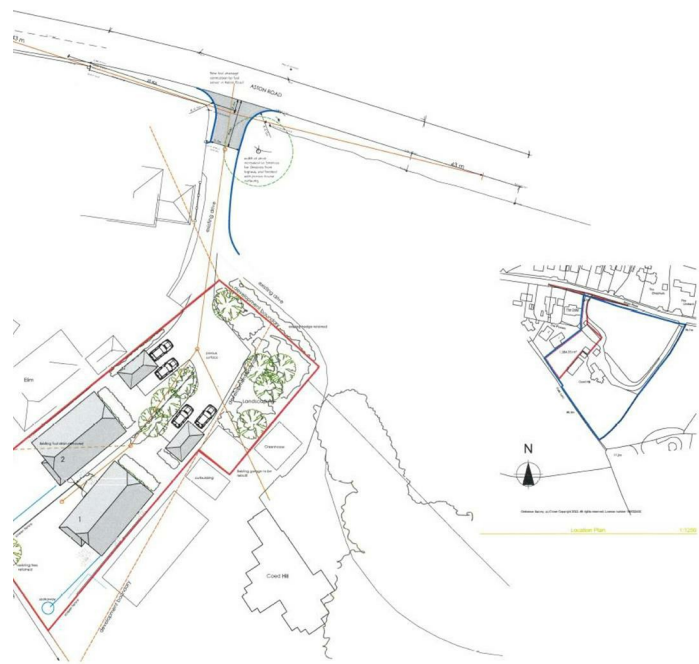


Plots 1 and 2 Coed Hill Aston Road, Wem, Shrewsbury,  
Shropshire, SY4 5JD

[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.
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**Offers In The Region Of £300,000**

Viewing: strictly by appointment through the agent

Occupying a fantastic position, bordering local farmland, which takes full advantage of this stunning rural aspect. A rare opportunity has arisen to acquire a large building plot with full planning permission granted for the erection of two 3/4 bedroom detached dwellings together with single garages. Application No. 22/05030/FUL. The site is situated within one of Wem's finest locations, which is a small popular town having an excellent variety of local shopping, recreational and educational facilities, including a main line railway station. The County town of Shrewsbury is approximately 12 miles away which has a comprehensive range of amenities of all kinds. Early viewing comes highly recommended by the selling agent.

#### Directions

On entering Wem at the crossroads, turn right. Continue to the railway crossing and turn right again onto Aston Road. Continue for approximately 0.5 of a mile and access to the Plots will be found on the left hand side.

#### Planning Permission

Full planning permission was granted on 12/01/2023, for the construction of two detached dwellings together with single garages associated external works and drainage (resubmission)

#### Application No.

22/05030/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 £300,000, for a FREEHOLD interest with vacant possession are invited for the building plots.

#### 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