



Residential Development Site at
Land Adjacent to Dale House, Hinstock, Shropshire, TF9 2TH.

01743 450 700

FOR SALE

**FOR SALE BY
PRIVATE TREATY
GUIDE PRICE: £300, 000**



0.323 acre development site

0.323 acre (0.13ha) development site with outline planning consent for 5 dwellings in the popular village of Hinstock within easy commuting distance of several Midlands towns.

Newport 7 miles, Telford 16 miles, Shrewsbury 20 miles, Wolverhampton 17 miles, Birmingham 40 miles. (Approximate distances)

- **Edge of village location**
- **Easy access to West Midlands towns/cities**
- **Village amenities include primary school, post office and public house**
- **Some mains services available within the village**

Location

The site is located to the south of the village of Hinstock and east of the A41 Hinstock Bypass. The site lies immediately south of the property known as Dale House in a rectangular shaped parcel of land. It is currently used for a haulage yard and for a commercial garage unit.

A local convenience store, post office, public house and primary school lie within a short walk from the site in the village centre. There is also a regular bus

service that runs through the village.

Services

The nearest mains water connection is approximately 16 metres from the closest point of the site.

The nearest sewer to the site is approximately 288 metres away.

Plans are available with the Sole Agents Halls.

Planning Consent (Reference 13/02550/OUT)

Outline planning consent for the "erection of five dwellings to include means of access following demolition of existing sheds" was granted by Shropshire Council on the 12th September 2014.

Approval of reserved matters must be before expiry of 3 years from the approval date. The consent and conditions are available on the following website link: <http://new.shropshire.gov.uk/planning>.

The plan attached with these particulars shows an indicative layout. The layout has not been approved.

Section 106 legal agreement

The planning consent is subject to the completion of a Section 106 agreement to enforce affordable housing. The developer must pay the council the total sum of The Affordable Housing Contribution currently at a rate of 15%.

Community Infrastructure Levy

The purchaser will be required to pay the council the community infrastructure tax at a rate of £80/m² of residential floor space. The tax payable can be adjusted to deduct the area of buildings currently existing that will be demolished once the development takes place. A deduction of £12,818 is available.

Boundaries

The buyer will be deemed to have full knowledge of the boundaries. Neither the vendor or agent will be responsible for defining boundary ownership.

Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

Tenure

The land is sold freehold and vacant possession will be given on completion.

Sale Conditions

The sale is subject to;

- 1) The purchaser fully complying with all of the planning conditions and the Section 106 agreement including paying of Community Infrastructure Levy and Affordable Housing Contributions and requirements.
- 2) Purchasers shall make their own investigations into ground conditions and the ability to connect to mains services.
- 3) The buyer demolishing the existing buildings.

Viewing

By appointment with Halls,
Halls Holdings House,
Bowmen Way, Battlefield,
Shrewsbury, SY4 3DR.

Tel: **01743 450700**

E-mail: shaunj@hallsgb.com

Local Authority

Shropshire Council 0345 678 9000

Severn Trent Water 0845 601 6616

Western Power Distribution 0800 328 1111



Location Plan of Land Adjacent to Dale House

FOR SALE

Residential Development Site at Dale House, Hinstock, Shropshire, TF9 2TH



Not to scale

Halls 1845

01743 450 700

Head office:

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