LAND TO THE SOUTH WOODBATCH ROAD

BISHOPS CASTLE | SHROPSHIRE | SY9 5AS

1.85 acres (0.75 ha) development site with Outline Planning Permission for no more than nine dwellings on site, located on the southern edge of Bishops Castle

Unspoilt greenfield site with views over the historic market town
Walking distance from town amenities
Mains services available
Quiet location in good residential area

Offers Invited

KEY FEATURES & DETAILS

- **1.85 acre Development Site**
- **Outline Planning Permission**
- **Mains Services available**
- **Walking distance to amenities**
- **Quiet location in a good residential area**
- **Views over a historic market town**

LOCATION

It is situated on the southern boundary of Bishops Castle, adjacent to The Ridge and The Novers.
Bishops Castle has excellent local amenities via:

Primary School, Community College, Leisure Centre, Anglican Church, Methodist Church, Hotel, 5 Public Houses, Livestock Market, Rugby, Football, Cricket, Hockey and Tennis Clubs and active local clubs and Societies.
There is a regular bus service from Bishops Castle to Shrewsbury.

SERVICES

Mains Water, Public Surface Water and Foul Drainage facilities. Mains Electricity are all available adjacent to the site.

PLANNING CONSENT

Outline planning permission for use of this land for residential development and formation of a vehicular and pedestrian access to the site was granted via an Appeal Decision from the Planning Inspector appointed by The Secretary of State for Communities and Local Government on 10th June 2015. This planning consent is subject to the Unilateral undertaking agreed between J M Jones (Vendor) and Shropshire Council dated 16th March 2015 which stipulates that:

There must be no more than 9 dwellings on site, two of which must be Affordable Housing Dwellings, for occupation by eligible persons for either rental or low cost home ownership at less than market value.

The Developer/Purchaser to make a contribution of £10,000 towards improving the visibility splay on the Woodbatch Road/Kerry Lane Junction.

PLANNING CONDITIONS

Subsequently approval of reserved matters (appearance, landscaping, layout and scale) was granted 17/03497 on 19th July 2017 together with part approval of discharge of condition 7 (drainage) 9, 11, 12 and 14 of 17/03499.

BOUNDARIES, ROADS AND FENCES

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining ownership of the boundary hedges or fences.

TENURE

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

RIGHTS OF WAY, EASEMENTS AND CONVENANTS

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.

GROUND CONDITIONS

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

LOCAL AUTHORITIES

Shropshire Council - Tel: 0345 678 9000
Severn Trent Water - Tel: 0845 601 6616

FURTHER INFORMATION

For further information on this development scheme contact Halls, who can supply a CD with the following information:
Planning Inspectorate Appeal Decision, Overview Report of the Highway Infrastructure, Drainage & Flood Risk Assessment Report, Topographic Survey, Ecological Appraisal, Unilateral Undertaking

VIEWING

Via the Selling Agents: Halls, 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755

VENDORS SOLICITORS

Andrew Evans of Lanyon Bowdler, Chapter House North, Abbey Lawn, Abbey Foregate, Shrewsbury, SY2 5DE.
Tel: 01743 280280. Email: enquiries@lblaw.co.uk

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

LEGEND
Proposed road and driveways
Proposed footways
Proposed dwellings
Existing hedgerows
Enhancements to existing hedgerows
Existing trees
Proposed copse planting
Proposed stone filled cut off drain
Widened carriageway
New Footway
Hedgerow Translocated
N

Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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Halls 1845

BISHOPS CASTLE SALES

33B Church Street | Bishops Castle | Shropshire | SY9 5AD

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.