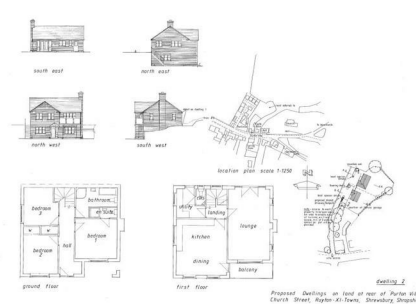


FOR SALE

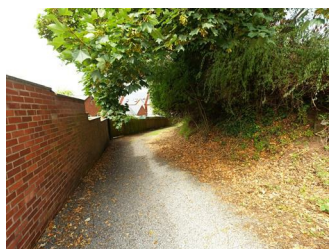
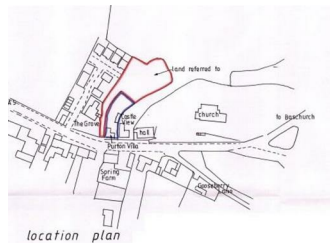
Guide Price £150,000

Building land to the rear of Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury, SY4 1LA

A very well situated parcel of building land with Planning Permission and Reserved Matters approved for the construction of two detached dwellings, situated in a tucked away location within the village of Ruyton Xi Towns.



Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (13 miles).
(All distances approximate).



- **Planning Permission & Reserved Matters approved**
- **Two detached dwellings**
- **4 bedroom & 3 bedroom properties**
- **Extending to around 0.34 of an acre**
- **No CIL liability for this development***
- **Tucked away village centre location**

DESCRIPTION

Halls are delighted with instructions to offer this exciting development opportunity for sale by Private Treaty.

The building land to the rear of Purton Villa provides an excellent opportunity for purchasers to acquire a parcel of land extending to around 0.34 of an acre with Planning Permission and Reserved Matters approved (we are informed that a lawful commencement was made in February 2017 with email confirmation from Shropshire Council). for the construction of two detached dwellings in a particularly convenient tucked away village location.

The site is an irregular shaped parcel of land accessed from Church Steet via a private road, positioned between the rear garden of Purton Villa and the village playing field. The site is sloping (east to west) and is currently in an overgrown condition.

The proposed house on Plot One will have four bedrooms and the proposed house on Plot Two will have three bedrooms. both being split level to acknowledge the slope of the site, and both will be orientated towards the north west.

The proposed Plot One will have an integral garage and the proposed Plot Two will have a provision for a detached garage and both dwellings will have good sized gardens.

The sale of this conveniently positioned parcel of building land does, therefore, provide a rare opportunity for developers to acquire a a well positioned development site with planning permission and reserved matters approved.

SITUATION

The land is situated close to the centre of the popular village of Ruyton XI Towns, which contains a number of amenities including a primary school, Cafe, and Church, whilst also being well placed for access to the larger centres of and Baschurch and Oswestry, with the county town of Shrewsbury lying within reasonable commuting distance.

PLANNING PERMISSION

Reserved matters pursuant to outline planning application ref 10/03995/OUT for the erection of two dwellings to include access, appearance, landscaping, layout and scale. The application reference number is 14/03158/REM.



0 Reception
Room/s



0 Bedroom/s



0 Bath/Shower
Room/s



COMMUNITY INFRASTRUCTURE LEVY*

We are informed by the Vendors that there is no CIL liability for this site as it currently stands.

AVAILABLE DOCUMENTATION

- Decision for Discharge of conditions application 16/05683/DIS (lawful commencement made February 2017 with email confirmation from SC).
- Officer report
- Reserved Matters approval document 14/03158/REM
- Outline planning permission approval document 10/03995/OUT
- Archaeological evaluation
- Survey of existing levels
- Proposed plans and elevations

A full copy of the above mentioned documentation and associated documents can be requested from the selling agent or downloaded from the Shropshire Council Planning Portal.

SERVICES

We understand that mains water, drainage and electricity are all available nearby. Prospective purchasers should, however, make their own enquiries to satisfy themselves as to the capacity and availability of any services.

TENURE & POSSESSION

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. 0345 6789000.

BOUNDARIES, ROADS & FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

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.

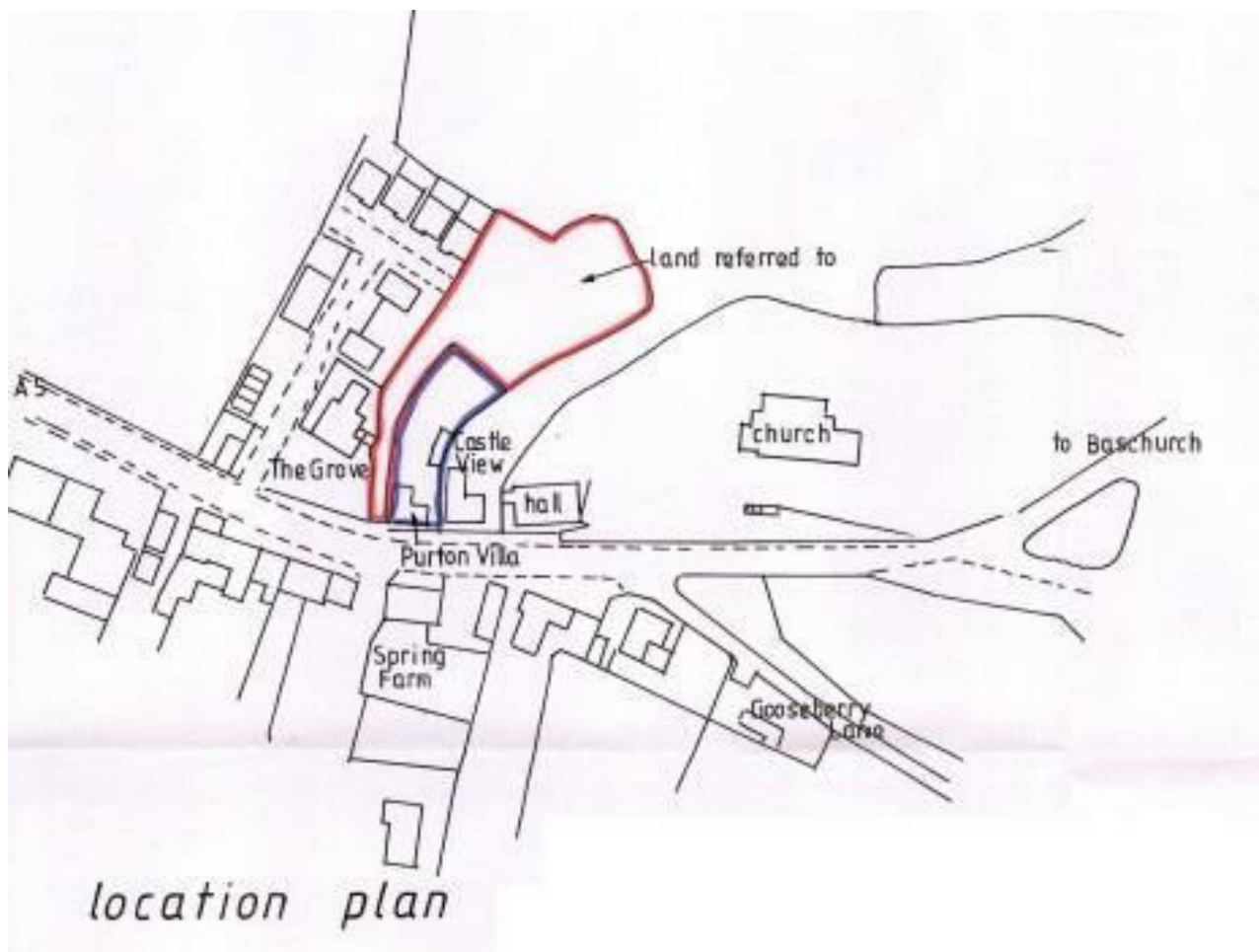
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

During daylight hours by those in possession of a set of Halls sale particulars.

FOR SALE

Building land to the rear of Purton Villa, Church Street, Ruyton Xi Towns, Shrewsbury. SY4 1LA



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) 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	



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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