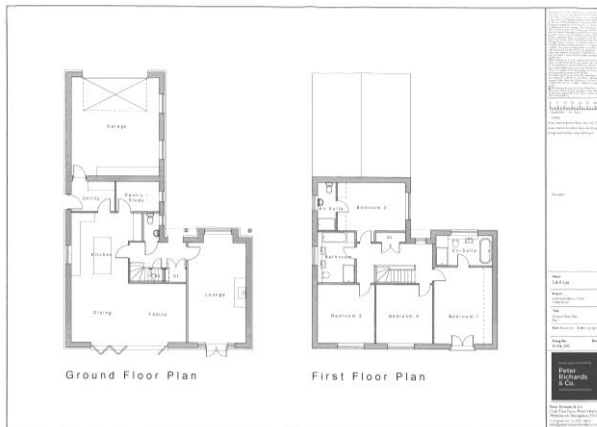


Guide Price £225,000

Proposed Residential Development Land At Bembows Close,
Childs Ercall, Market Drayton, TF9 2DA

Proposed Residential Development Land At Bembows Close, Childs Ercall, Market Drayton, TF9 2DA



Bowen in conjunction with Peter Richards & Co are pleased with instruction to offer via private treaty the rare opportunity to acquire approximately 0.5 acre of elevated development land with Permission In Principle for between 2 and 4 residential dwellings. The land is located on the outskirts of the popular village of Childs Ercall.

Location: Situated on the outskirts of the village of Childs Ercall, on Bembows Close, the land benefits from a rural setting. Close proximity to the A41 allows good road links to Newport, Telford, Wolverhampton and the M54/M6 motorways with the county town of Shrewsbury accessible along the A53.

Planning: Permission in Principle was granted for the development of between 2 and 4 dwellings, by Shropshire Council in October 2025. The details of the housing designs are purely indicative and have not got formal approval at this stage. Technical Details Consent will need to be obtained to confirm the extent and scale of the development, potential purchasers should satisfy themselves in respect of the planning requirements. Further details can be found on the Shropshire Council planning portal ref. (25/03953/PIP).

Services: Mains water and electric are understood to be available for connection in the adjoining highway, however potential purchasers should satisfy themselves that this is the case before submitting an offer.

Easements, Wayleaves and Rights of Way: The site is sold subject to and with the benefit of all existing wayleaves, easements and rights of way both private or public and whether referred to in these sales particulars or not.

Sales Particulars: The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site boundaries will be agreed between the potential purchaser and sellers prior to the solicitors being instructed in any sale.

Town and Country Planning Act: The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

Local Authority: Shropshire Council Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.

Viewings: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

Directions: What3Words: ///newlywed.loosed.vocal





BOWEN

PROPERTY SINCE 1862



77.7m
Proposed Site Plan 1:500

BOWEN

SINCE 1862

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