



Helping *you* move



Adderley Road, Market Drayton, TF9 3SW

****DEVELOPMENT OPPORTUNITY**** A fantastic opportunity to purchase a 1.25-acre plot (approx.) of land to the edge of Market Drayton with outline Planning Permission for Three Detached Houses 24/04758/OUT and a pending Application for two further properties 25/04768/OUT.

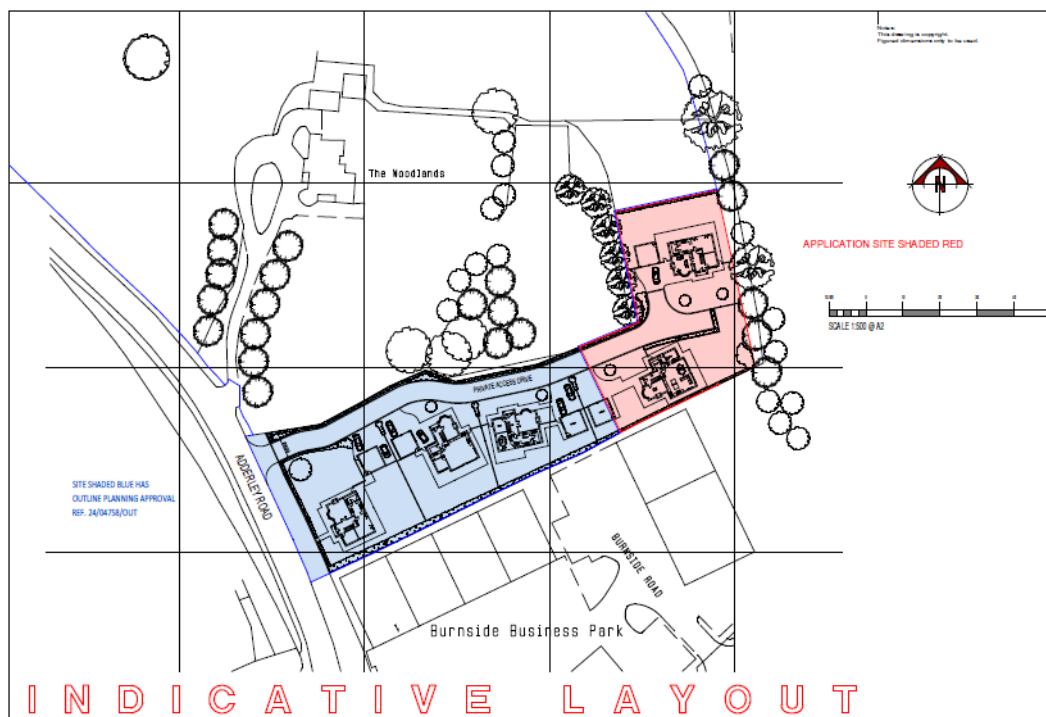
Offers In Region Of
£750,000

Land at The Woodlands, Adderley Road, Market Drayton, TF9 3SW

Helping *you* move

Overview

- Land for Development with Outline Planning Permission
- Total Approx. 1.25 Acres
- Outline Planning Permission for Three Detached Houses - Ref. No: 24/04758/OUT
- Pending Application for Two Further Detached Houses - 25/04768/OUT
- Excellent Access to A529 and A53, Edge of Market Drayton Location



Brief Description

A rare opportunity to purchase a Building Development Plot of approx. 1.25 acres for with Outline Planning Permission 24/04785/OUT for the erection for three (low carbon) Detached Houses, with the possibility for two more (Planning Application Pending 25/04768/OUT).

The land is to the edge Market Drayton, with great road access to the A529 and A53 for Shrewsbury, Newcastle-under-Lyme, Audlem, Loggerheads and the surrounding villages. Please contact our Market Drayton Office to arrange a viewing.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Useful Information

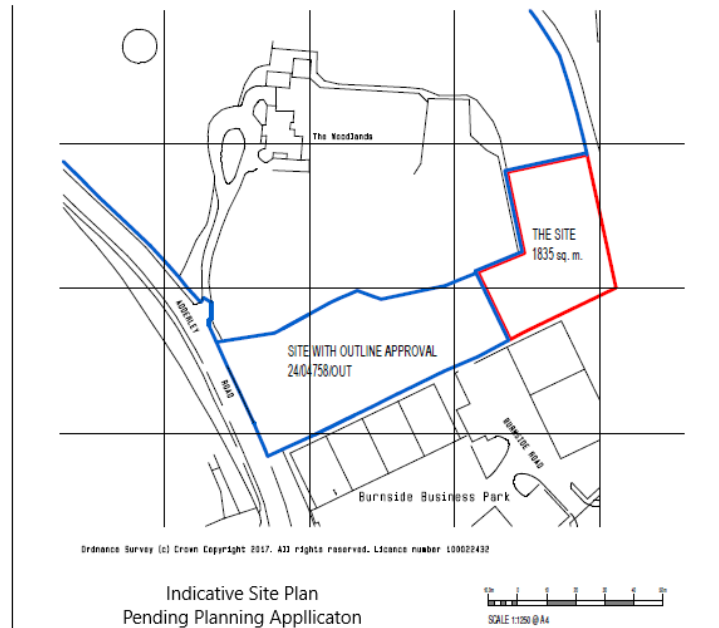
TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

OUTLINE PLANNING PERMISSION: 24/04785/OUT for the erection for three (low carbon) Detached Houses was granted on 29/09/2025 by Shropshire Council, subject to the conditions listed on the planning portal.

PENDING PLANNING APPLICATION: 24/04768/OUT for two additional properties.

Buyers must obtain confirmation of all details & plans through their solicitors.

LOCAL AUTHORITY: Shropshire Council, check the Planning Portal

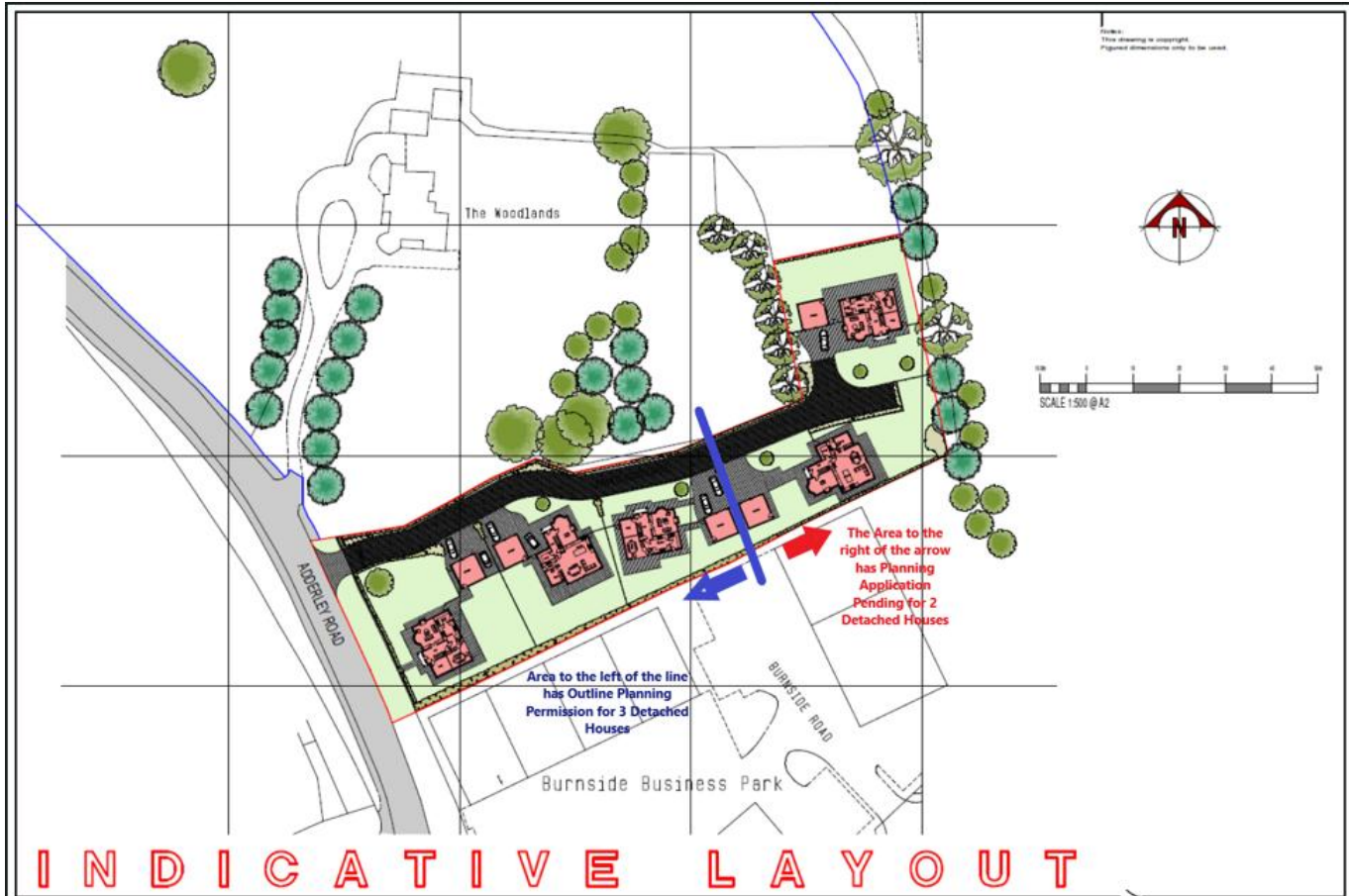


DIRECTIONS: In Market Drayton, at the Gingerbread Roundabout, take the A529 Adderley Road towards Adderley and the land is the first field on the right - for an official viewing, parking will be at The Woodlands.

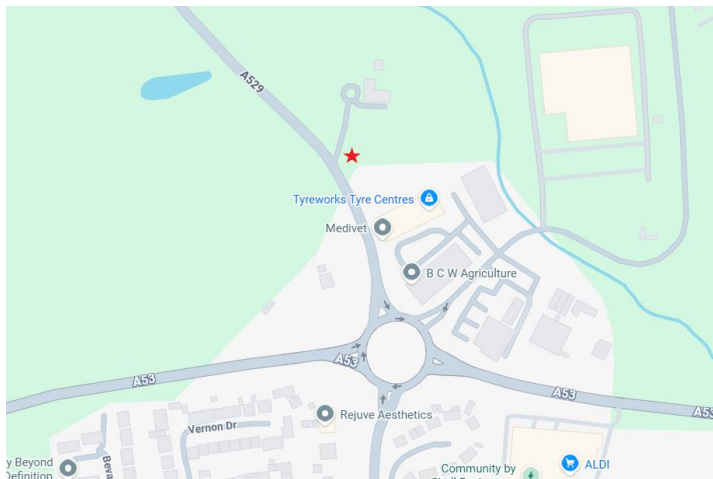
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

SITE PLANS: All site plans are for guidance to location only and all boundaries and building placements are approximate.



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Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

