Roger Parry & Partners

# Building behind 27 Cross Street, Oswestry, 27 Cross Street, Oswestry, SY11 2NF

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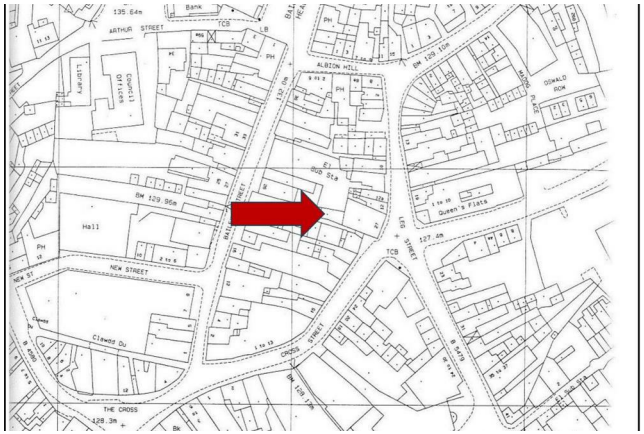
## Offers Over £50,000

Development opportunity in the centre of Oswestry town. Being offered for sale is a brick built building formerly used as a antique shop and family butchers. Workshop/office space with previous planning permission to develop the premise to have two stories offering residential accommodation above. Centrally located close to local amenities yet situated in a communal residential courtyard area.


ARTHUR STREET
ALBION HILL
NEW STREET
THE CROSS
Hall
Queen's Flats
Clwyd Cl
OSWALD ROA

27 Cross Street
Apartments

**APPROACH**
Proceed along the pedestrian passageway and proceed through the wrought iron gates to the right accessing the courtyard to the apartments and 27a.

**LOCATION**
Located in a gated courtyard area off the high street in the popular market town of Oswestry with a wide range of shopping and leisure facilities along with main road networks easily accessible.

**WORK SHOP ONE**
16'3" x 15'5" (4.95 x 4.7)
With window and door to the front, Steps up to:

**WORK SHOP TWO**
21'4" x 11'6" (6.5 x 3.51)
Measurements to the maximum

**BUSINESS RATES**
We believe the building has a rateable value of £2,700, and interested parties should speak to the Local Council - Shropshire Council on , to ascertain what level of business rates will be applicable. Concessions may apply.

**PLANNING PERMISSION**
Planning permission was previously granted in 2005, by Oswestry Borough Council. Having been granted as part of an adjoining scheme of works, which has commenced. The specific permission is for demolition of the existing structure, and erection of a new two storey building with retail area to ground floor, and residential flat above, at building at rear of 27 Cross Street, Oswestry.

There is potential for planning permission for a residential dwelling at both ground and first floors, and there may also be alternative uses for the building which might be permitted. Interested parties need to satisfy themselves as to what planning permission they need, and whether the existing permission or any other uses require further permissions, both in planning and building control terms.

We do have a planning department within our company and may be able to help with such enquires.

Floor Plan
(not to scale - for identification purposes only)

**General Services:**

**Local Authority:** Shropshire County Council
**Council Tax Band:** Exempt
**EPC Rating:**
**Tenure:** Freehold
**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**Directions:**

These premises are situated in a highly central position, visible along Star Passage, which links Cross Street and Bailey Street (next to Aroma Café).

## Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners

Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.