

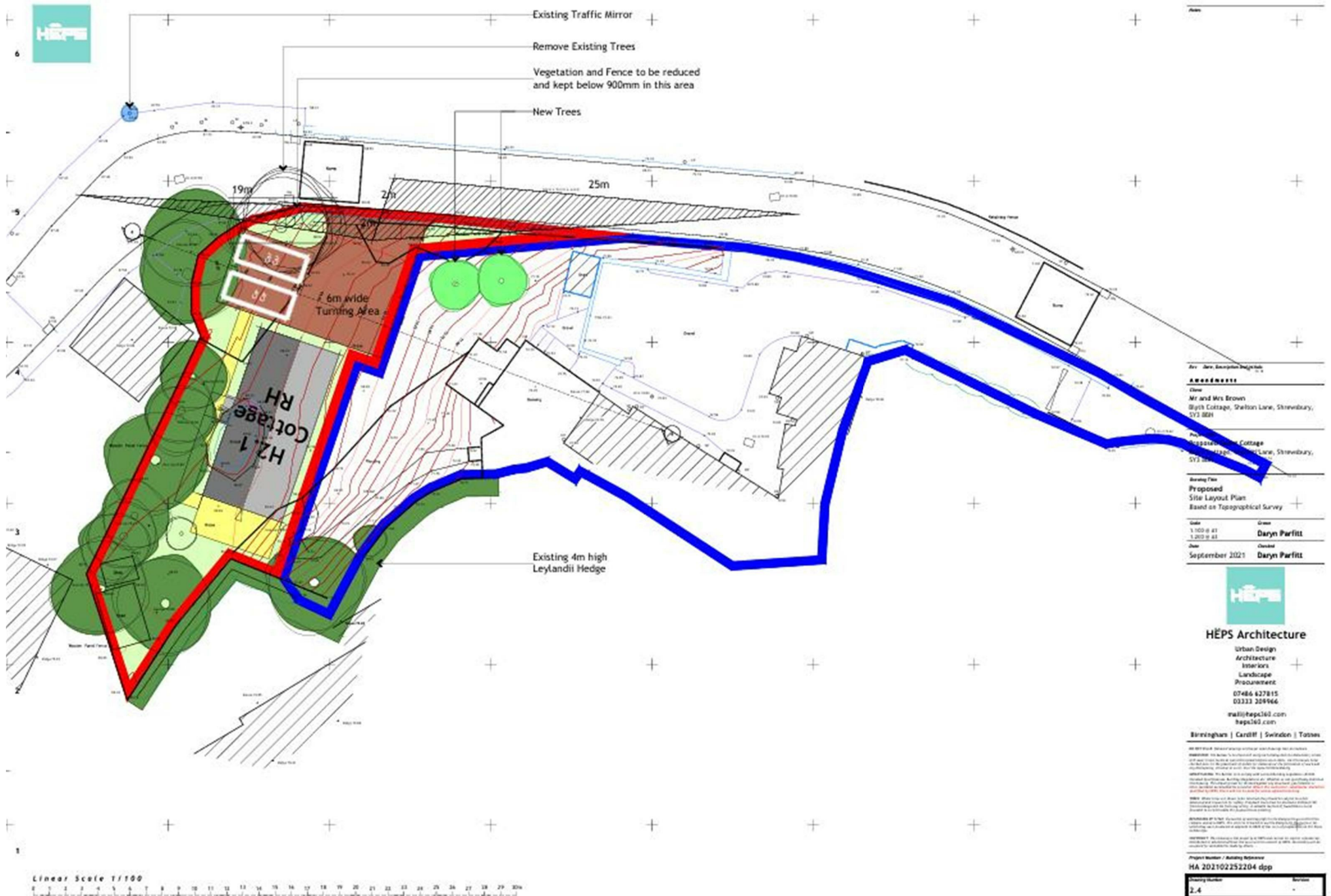


Building Plot adjacent to Blythe Cottage, Shelton Lane, Shrewsbury, Shropshire, SY3 8PJ £175,000

A rare opportunity to acquire a single building plot within walking distance of Shrewsbury. The site has detailed planning commission to build a detached two bedroom property with accommodation briefly comprising: entrance hall, downstairs cloakroom, sitting room, kitchen/ diner on the ground floor and two double bedrooms and bathroom on the first floor (planning number (21/02429/FUL). Together with a lawful development certificate of existing use to constitute lawful commencement of granted planning mission of above No 24/04750/CPE.

The plot extends to approximately 310 square metres. Floorplan elevation drawings of the proposed house and a site plan are included within the sales particulars.







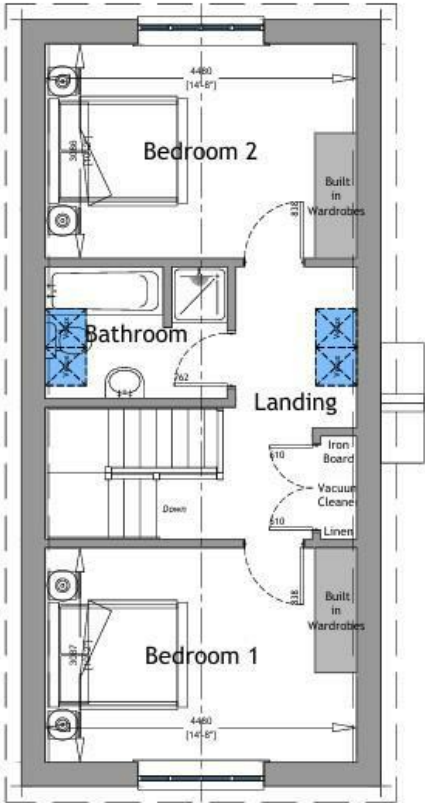
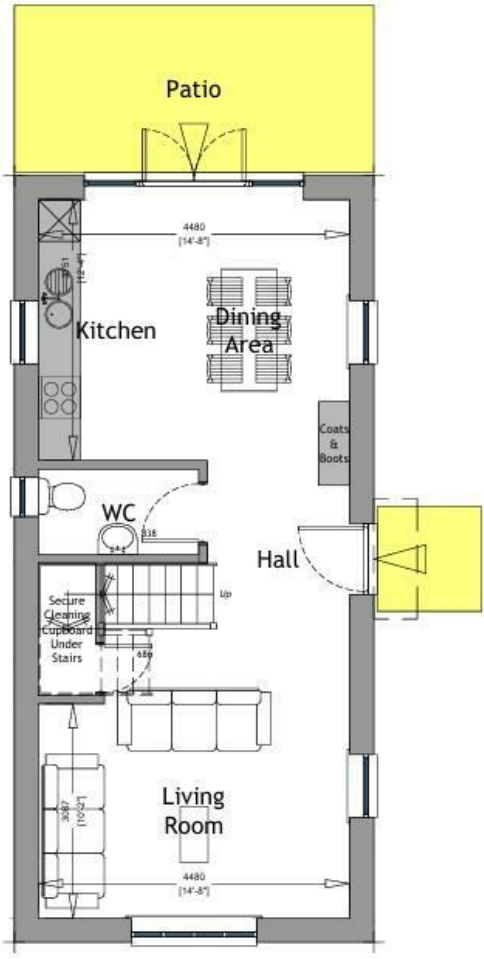
2.20 Front Elevation



2.21 Left Hand Side Elevation



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



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:

From Shrewsbury Town Centre go out over the Welsh Bridge and follow the gyratory system onto The Mount. Continue on past the garage, taking the second right turning onto Shelton Road. Park at the top of the road and walk down the lane and the drive for Blythe Cottage is on the left-hand side. If you knock on the door of the cottage, the owners or the agent will take you down to view the plot.

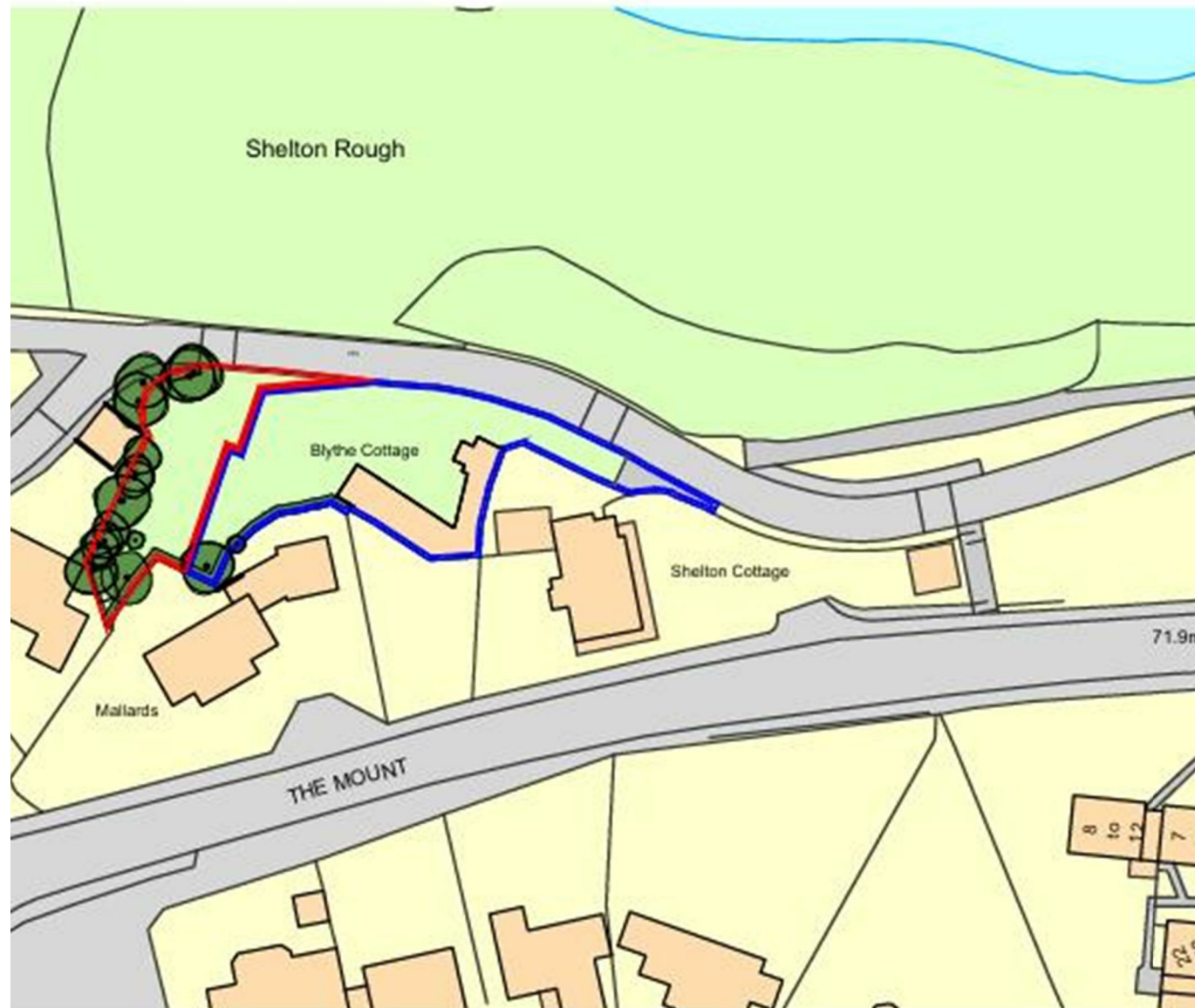
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



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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 to 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 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been 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.