

LAND TO NORTH OF 69 PEAR TREE LANE

WHITCHURCH | SHROPSHIRE | SY13 1NQ

****For Sale by Timed Online Auction – please visit the Halls website to register and bid online or contact Halls Whitchurch office for assistance.**** This is an exciting and rare opportunity to acquire a plot of land to approx. 1/5th of an acre with a Grade 1 Decision in Principle for a single detached dwelling. It is located towards the end of Pear Tree Lane one of Whitchurch's premier location. There are pleasant views from the site over the surrounding fields and land.

Auction Guide Price £25,000

KEY FEATURES & DETAILS

- Plot of Land For Sale
- Prime Residential Area
- For Sale By Timed Online Auction
- Planning in Principle Granted Stage 1
- Single Detached Dwelling
- Elevated Site with Views

LOCATION - WHITCHURCH

The plot is located on Whitchurch's premier road Pear Tree Lane which is within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. Whitchurch has a railway station and is located on the Manchester to Cardiff line going through Crewe & Shrewsbury.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell this plot of land on Pear Tree Lane by Timed Online Auction. Please contact Halls to register to bid online.

The plot is located towards the end of Pear Tree Lane and offers a rare opportunity to acquire a parcel of land that has been granted a Permission in Principle at Stage 1 for the erection of a single dwelling. This does not mean that full planning has been granted and the new owner of the site will need to complete the planning process to gain full planning permission.

PLANNING - 25/04392/PIP

The proposed development in terms of the principle of residential development on the site for the erection of a single dwelling is acceptable and Permission in Principle at Stage 1 is given. The approval of a Stage 1 Permission in Principle does not grant the permission of any Stage 2 technical detail consent for which a separate application is required. For the avoidance of doubt, both Stage 1 and Stage 2 need to be approved for there to be a 'planning permission' on the site.

TIMED ONLINE AUCTION

Plot at Pear Tree Lane will be offered for sale by Unconditional Timed Online Auction, bidding opens at 12 midday on Thursday 11th June and closes at 12 midday on Wednesday 17th June. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

AUCTION AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the timed auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation. There is a cost of £30 for this per buyer.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

SERVICES

There are currently no services on site.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1792 020626

TENURE - FREEHOLD

We understand that the plot is Freehold although purchasers must make their own enquiries via their solicitor.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Hibberts Nantwich prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

GUIDE PRICE & RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT, i.e (4%) of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800).

SOLICITORS

Oliver Lewis, Hibberts LLP, 25 Barker Street, Nantwich, CW5 5EN
01270 624225 ol@hibberts.com

WHAT 3 WORDS



Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



WHITCHURCH SALES

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1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.