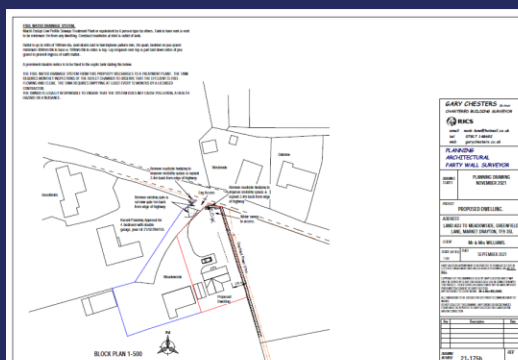


Barbers

Helping *you* move



Building Plot, Greenfields Lane, Market Drayton, TF9 3SL

****DEVELOPMENT OPPORTUNITY**** A fantastic opportunity to purchase a 0.15 acre building plot, with lapsed Planning Permission 21/05292/FUL for a Four-Bedroom Detached House. with Garage.

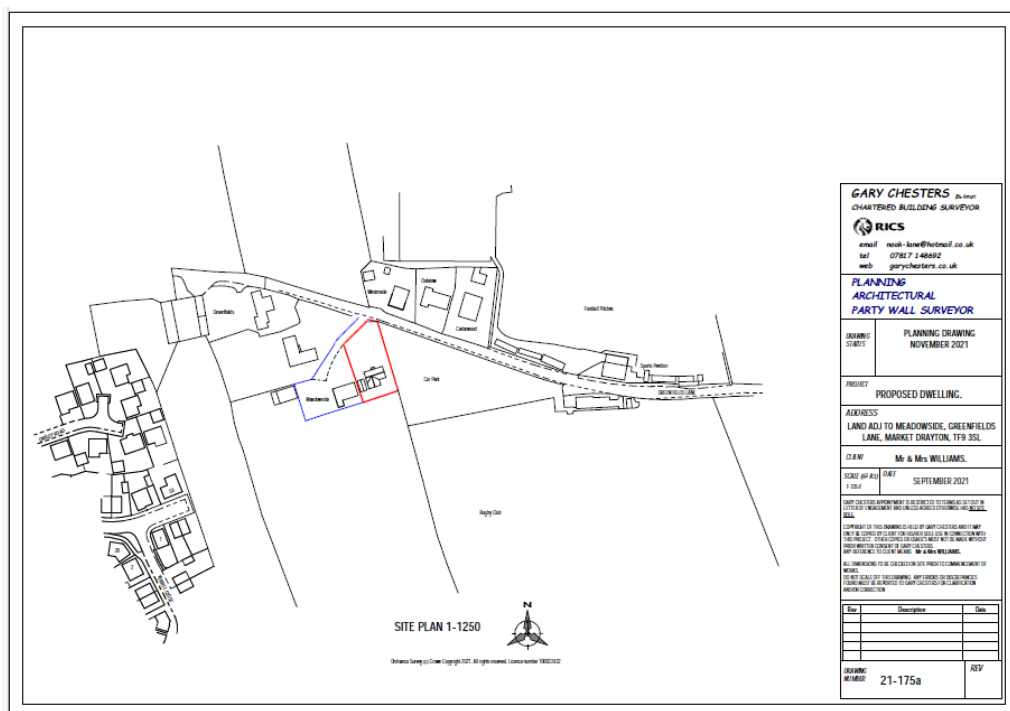
Offers In Region Of
£150,000

Building Plot, Greenfields Lane, Market Drayton, TF9 3SL

Helping *you* move

Overview

- Building Plot with Lapsed Planning Permission for a Four-Bedroom Detached House with Garage
- Approx 0.15-acre plot – final acreage to be agreed at Contract stage
- Original Planning Permission 21/05292/FUL
- Four-Bedroom House approx. 132 sq.m - and 153 sq.m including the Garage



Brief Description

A rare opportunity to purchase a Building Plot with Lapsed Planning Permission 21/05292/FUL for a Detached Four-Bedroom House with Detached Garage. The plot is approximately 0.15 acres, and this will be confirmed during the contract period.

The land is along Greenfields Lane, just after the rugby club on your left - and access will be from Greenfields Lane and not from the driveway which will be retained by the vendor. There is mains water service in Greenfields Lane on the side adjacent to the plot. Mains electricity and drainage are also available for connection.

It has 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 historic market town, well known for its weekly street market held every Wednesday, with a market charter dating back to 1245. Offering an excellent range of everyday amenities, the town is home to The Grove School with Sixth Form, an indoor swimming pool, doctors' surgeries, dentists, supermarkets, independent shops, cafés and a variety of sports and leisure clubs.

The picturesque Shropshire Union Canal also passes through the town, providing attractive waterside walks and recreational opportunities.



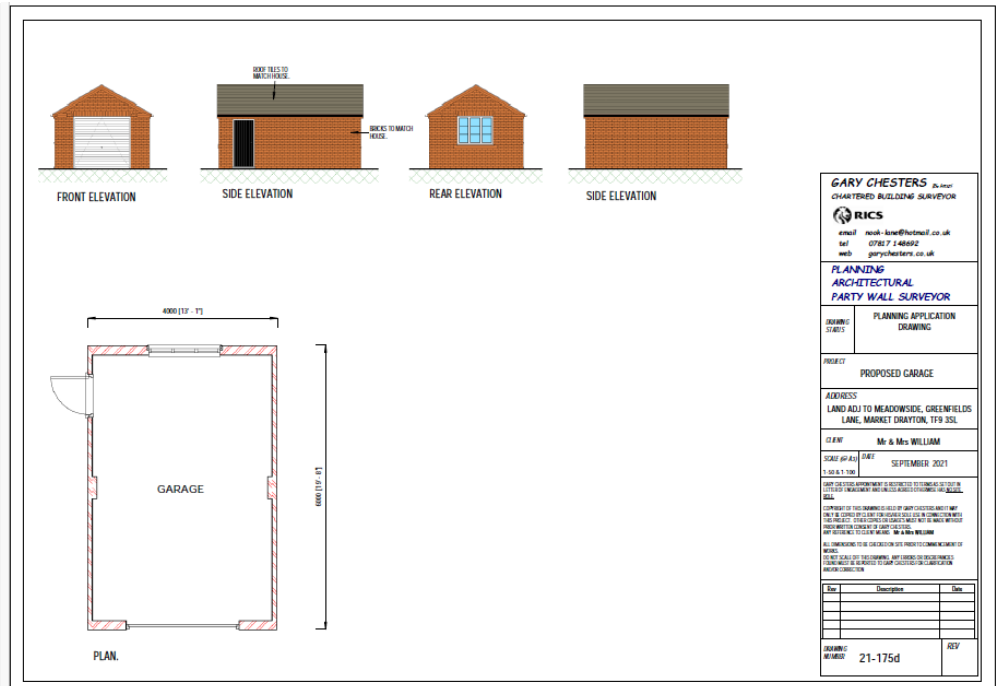
Useful Information

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

FLOOR/SITE PLANS: This floor plan is not to scale – please use it as a guideline of the initial suggested layout only. The site plan and drawings relate to the lapsed planning position so the buyer may need to review as part of the reapplication process.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor during pre-contract negotiations.



DECISION NOTICE



Date: 20th December 2021

Our Ref: 21/05292/FUL

NOW LAPSED

c/o Gary Chesters Building Surveyor
Carmen
Nook Lane
Weston Under Redcastle
Shrewsbury
SY4 5LP

Dear Mr And Mrs Williams c/o Gary Chesters Building Surveyor

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Location: Proposed Dwelling East Of Meadowside, Greenfields Lane, Market Drayton, Shropshire

Proposed Development: Erection of 1no dwelling

Application No. 21/05292/FUL

Date Received: 9th November 2021

Applicant:

Shropshire Council hereby **GRANT FULL PLANNING PERMISSION** subject to the conditions listed below.

DIRECTIONS: From our office on Maer Lane, turn left, right at Nagington's Garage, head out of town over the bridge and turn left on Greenfields Lane. Go passed the Rugby Club and then the plot is on the corner of the next left-hand driveway and can be identified by our For Sale sign.

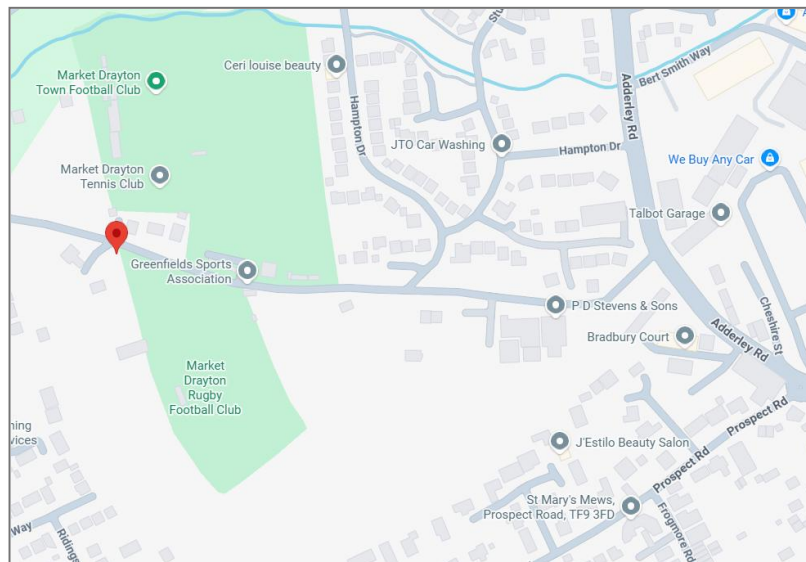
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.



PROPOSED DWELLING.

GARY CHESTERS MRICS CHARTERED BUILDING SURVEYOR email: gary@chesters.co.uk tel: 01783 714400 web: www.garychesters.co.uk	
PLANNING ARCHITECTURAL PARTY WALL SURVEYOR	
DRAWING STAR 105	PLANNING DRAWING NOVEMBER 2021
PROJECT PROPOSED DWELLING. ADJ. TO MEADOWSIDE, GREENFIELDS LANE, MARKET DRAYTON, TF9 3SL	
CLIENT Mr & Mrs WILLIAMS.	
SCALE (FLOOR) 1:100	DATE SEPTEMBER 2021
THIS DRAWING IS A REPRESENTATION OF THE PROPOSED DWELLING AND IS NOT A CONTRACT. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE PROPOSED DWELLING COMPLIES WITH ALL RELEVANT REGULATIONS AND STANDARDS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GARY CHESTERS. ALL DIMENSIONS ARE GIVEN IN METERS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GARY CHESTERS.	
DRAWING NUMBER: 21-175c	



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. Please note that images may have been enhanced with AI for clarity and sharpness. 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

