



Land off Red Barn Road
Market Drayton

Peter
Richards
& Co.

Property Consultancy

barbersRURAL
rural surveyors & property agents

Land off Red Barn Road

Market Drayton | Shropshire | TF9 3EU

Market Drayton town centre 1 mile | Newport 13 miles
Whitchurch 11 miles | Shrewsbury 19 miles | Telford 21 miles

A WELL-POSITIONED DEVELOPMENT OPPORTUNITY
WITH FULL PLANNING PERMISSION FOR SEVEN
PROPERTIES IN CLOSE PROXIMITY TO MARKET DRAYTON
TOWN CENTRE

Full Planning Permission Granted in March 2025

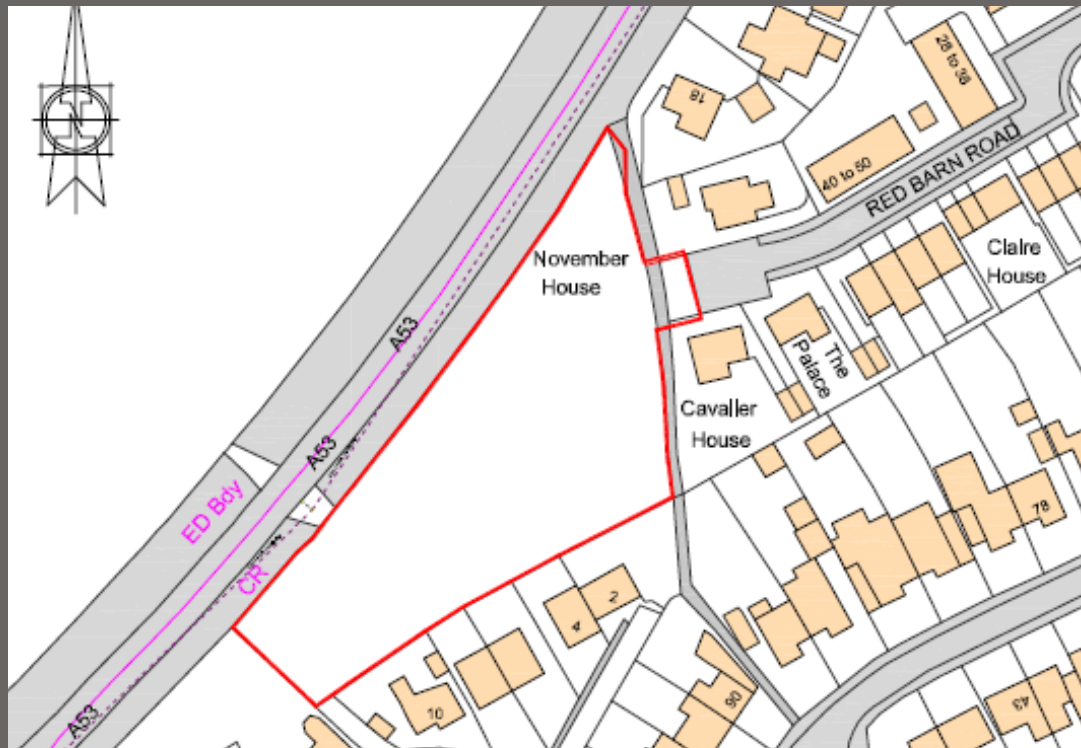
Planning Reference 24/04744/FUL

Seven dwellings; four property types including bungalows

Within walking distance of range of amenities

Convenient for commuter routes

0.83 Acre (0.34Ha) in all



Peter
Richards
& Co.

Property Consultancy

br



The Location

The site is situated to the north west of the thriving market town of Market Drayton, only one mile from the bustling town centre with its wide range of amenities and facilities. The area has excellent road links via the A53 and A41 to the M54 and M6 motorways and a mainline rail station is found at Stafford with a direct line to Euston in 1 hour and 15 minutes.

The Site

The small cul-de-sac development comprises seven units based on four property types. House types A and B are three bedroom semi-detached houses with a total GIA of approx 80.66m² and 98.20m². House type C is a two bedroom semi-detached bungalow with a GIA of approx 70.69 m². House type D is a two bedroom detached bungalow with a GIA of approx 100.28 m². Each plot has private garden space to the rear and two dedicated parking spaces adjacent to the property. The gardens are well-screened from the properties to the rear and the road with mature trees and a close boarded fence ensuring privacy.

VAT

Please note that the seller has elected to VAT and therefore VAT will be charged on the purchase price.

Access

Access to the site once developed is not from the A53 but via Red Barn Road. The vendors have the benefit of an option agreement to acquire land at the end of Red Barn Road to facilitate access (further information from the Joint Agents).

Planning

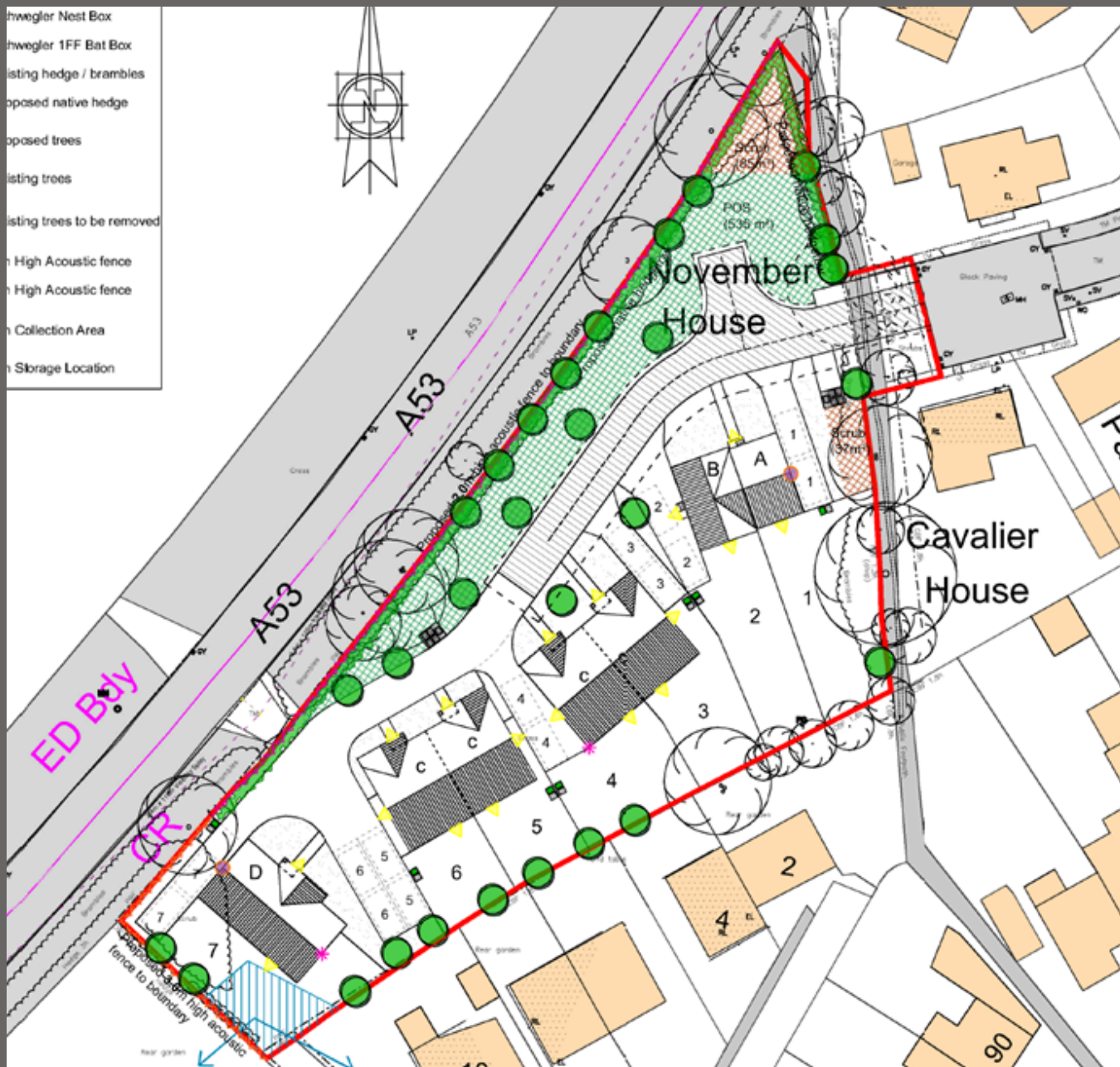
Planning permission was granted by Shropshire Council, subject to various conditions, in March 2025 for erection of seven dwellings and associated public open space. Ref 24/04744/FUL Please note that there is no requirement for affordable housing on the this development.

Public Open Space

Public open space including biodiversity enhancement measures are included on the site.

CIL

The Community Infrastructure Levy (CIL) liability is £40,511.09



Services

We understand that mains water, electric and drainage are available in the area. Connection to these services will be at the cost of the buyer.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Wayleaves, Easements, Grants and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements, grants and rights of way which may exist on the property whether mentioned in these particulars or not.

Tenure

We are advised that the site will be sold freehold with vacant possession on completion.

Local Authority

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

Viewing

Viewing is strictly by appointment with the Joint selling Agents, Barbers Rural, on 01630 692500 or sales@barbers-rural.co.uk or Peter Richards & Co, on 01948 840309 or info@peterrichardsonline.co.uk.

Please park carefully when viewing the site. It is best inspected from the A53.

Location

What3words ///rosette.warned.performed

Postcode TF9 3EU

14770 21.5.25



Peter Richards & Co.

Property Consultancy

Connect with us

@barbersrural



www.barbers-rural.co.uk

sales@barbers-rural.co.uk

Shropshire 01630 692500

Smithfield House, Market Drayton,
TF9 1EW