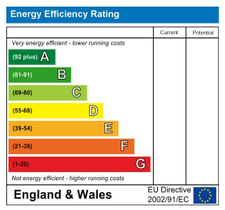
FOR SALE

Building Plot at Oak Villa, Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

RICS Regulated by RICS · The Property Ombudsman · OnTheMarket.com · APPROVED CODE TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

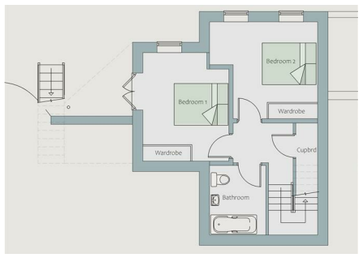
Price Guide £140,000

Building Plot at Oak Villa, Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XX

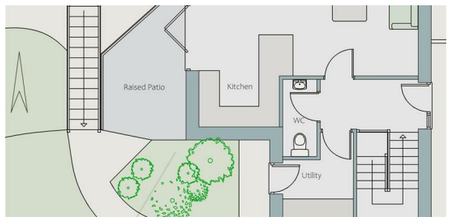
A unique opportunity to acquire a single building plot with full planning permission for the erection of one impressively designed two bedroomed detached house in a prime village location.







MILEAGES: Shrewsbury 8.3 miles, Telford 22.4 Miles. All mileages are approximate.







- **Sought after rural village**
- **Full planning permission granted**
- **2 storey detached house**
- **Approximate internal floor area - 81.2 sq m**
- **Gardens adjoining fields**
- **NO ONWARD CHAIN**

DIRECTIONS
From Shrewsbury proceed west along the A488 to Pontesbury and then continue into the village, through an S bend passing the church and then turn immediately left signed Pontesbury Hill. Proceed up the hill and as the road starts to level out the plot will be identified slightly set back on the right hand side.

SITUATION
The building plot is attractively positioned just outside the popular village of Pontesbury. Pontesbury itself provides an excellent range of facilities including a Co-Op store, pubs, medical and dental surgeries, a library, popular primary and secondary schools and churches. Easy access can be gained to Shrewsbury with its comprehensive range of amenities and commuter access to both Telford and Oswestry.

DESCRIPTION
Proposed accommodation - The proposed property will have an overall internal floor area of approximately 81.2sqm.

An Exceptional Development Opportunity with Full Planning Permission

A rare opportunity to acquire a generous building plot with the benefit of full planning permission for the construction of an impressive contemporary two-bedroom detached home.

The approved plans provide for a thoughtfully designed property, maximising both the surrounding outlook and natural light. The accommodation comprises an entrance hall, spacious open-plan lounge/dining room, an impressive kitchen with bi-fold doors opening onto a raised patio, utility room and guest WC. The lower ground floor features two double bedrooms and a family bathroom.

Externally, the approved scheme includes two private parking spaces, a vehicle turntable and generous gardens adjoining onto open fields, creating an enviable setting with attractive countryside views.

This is an ideal opportunity for self-builders, developers or those looking to create a bespoke home in a desirable location. Full planning permission has been granted, allowing purchasers to commence development without the uncertainty of the planning process.

COMMUNITY INFRASTRUCTURE LEVY
A CIL contribution may be applicable, however, those looking to carry out a 'self build' project may be able to apply for an exemption to this charge.

PLANNING PERMISSION
Planning reference - 26/00904/FUL

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SERVICES
We are informed by the vendor that mains water, electricity, gas and drainage are available close by.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.