PLOT 2 MORETON STREET

PREES | WHITCHURCH | SHROPSHIRE | SY13 2EQ

An exciting opportunity to acquire a building plot situated on Moreton Street in the popular village of Prees, Shropshire, with planning permission granted for the construction of an impressive detached three-bedroom house with, gardens, drive and a double garage.

The plot forms part of a small development of just three individual building plots, creating an attractive opportunity to build a substantial modern family home in an established village setting. One of the three plots has already been sold, leaving this and one further plot available.

Offers in the region of £200,000

KEY FEATURES & DETAILS

- **Building Plot for Sale**
- **Development of Three Plots**
- **One Already Sold**
- **Excellent Village Location**
- **Countryside Views**
- **Planning for a 3 Bed Home**

Location

Prees is a well-regarded and particularly popular village situated in north Shropshire, surrounded by attractive open countryside and offering an excellent balance between rural living and everyday convenience. The village has a strong community atmosphere and a range of local amenities, making it an appealing location for families and those looking to enjoy a more relaxed way of life.

Local facilities include village shops and everyday amenities, while the Prees Sports & Social Club provides an important hub for the local community, with a wide range of sporting facilities and activities including football, cricket, crown green bowling, pickleball, table tennis, darts and angling.

For families, Prees C.E. Primary School and Nursery is situated within approximately half a mile of the property, providing primary education and nursery provision within the village. The school caters for children from ages 2 to 11.

The village also benefits from a railway station, providing services along the Welsh Marches Line towards destinations including Shrewsbury and Crewe. Prees station is a request stop and is managed by Transport for Wales.

There are also local healthcare facilities including a doctors' surgery, while the nearby market towns provide a wider range of shops, schools, leisure facilities and professional services.

One of Prees's greatest advantages is its excellent geographical position, providing convenient access to a number of important Shropshire and Cheshire towns. Whitchurch, Shrewsbury, Wem and Market Drayton are all readily accessible by road, making the village particularly well placed for commuting and accessing a wider range of amenities.

Whitchurch offers an extensive range of independent shops, supermarkets, cafés, restaurants, schools and leisure facilities, together with a railway station providing further transport connections. Shrewsbury, the county town of Shropshire, provides a much wider selection of shopping, cultural, educational and recreational facilities, while Wem and Market Drayton offer further popular market-town amenities.

With its combination of countryside views, village amenities, excellent transport links, a nearby primary school and approved planning for a substantial four-bedroom detached house, this represents an exciting opportunity for an individual or family looking to create their own new home in a highly desirable part of north Shropshire.

Brief Description

Halls are delighted to be instructed to market this building plot which is being sold by private treaty.

The plot forms part of a small development of just three individual building plots, creating an attractive opportunity to build a substantial modern family home in an established village setting. One of the three plots has already been sold, leaving this and one further plot available.

The proposed property has been thoughtfully designed to provide spacious and versatile accommodation arranged over two floors, together with a good-sized private garden, ample parking and a detached double garage. Particularly appealing are the excellent open countryside views to the rear, providing a wonderful backdrop to the proposed home.

There is also the opportunity to acquire an additional parcel of land to the rear of the plot by separate negotiation, which could provide further garden, recreational or amenity space, subject to any necessary consents.

Proposed Accommodation

The proposed house will provide an excellent layout ideally suited to modern family living. The ground floor is planned to comprise a welcoming reception hall, a large living room, and an impressive open-plan kitchen/diner, creating a sociable central hub to the home. There is also a utility room and cloakroom with W.C.

To the first floor are three generous double bedrooms, one of which will benefit from en-suite facilities, together with a family bathroom.

Outside, the property will have a good-sized garden, private parking and a double garage, while the rear aspect will enjoy attractive views across the surrounding countryside.

This is a rare opportunity to purchase a building plot with planning already granted for a substantial four-bedroom detached home, allowing purchasers to create a new property tailored to their own requirements while enjoying the benefits of a well-connected Shropshire village.

Planning

Prospective purchasers are advised to satisfy themselves regarding the planning permission, proposed plans, conditions and any future development or use of the additional land directly with the relevant planning authority and selling agent.

Directions

From Whitchurch drive South on the A49 heading towards Shrewsbury. Turn right for Prees and drive into the village and at the cross roads turn left into Church Street and at the top of the hill turn left into Moreton Street. Follow this for about 800 metres and the plot is located to the left of the existing houses.

What 3 Words

///streak.steadily.coarser

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 £36 (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.

Local Authority - Shropshire

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

Council Tax - Shropshire

The Council Tax Band is not yet registered.

Schooling - Prees

The property lies within a convenient proximity to a number of well regarded state and private schools including Lower Heath CE Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1 190826

Services

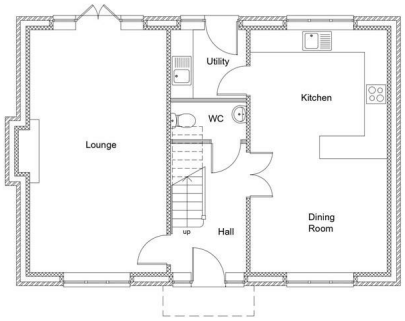
Water and Electricity are available in the road and the new owner will need to arrange connection of these.

Tenure - Freehold

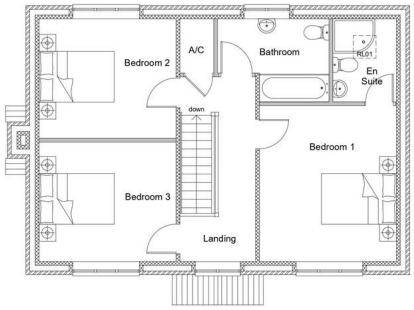
We understand that the land is Freehold although purchasers must make their own enquiries via their solicitor.

Agents Note

The front photo for this property has had the drive added using AI.

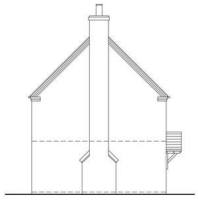


Ground Floor Plan



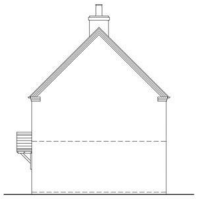
First Floor Plan

North West Elevation



North East Elevation

South East Elevation



South West Elevation

NOTES
Any discrepancies found should be immediately communicated to the designer for further consideration. Any boundaries shown on the drawing are indicative only and should not be used to signify ownership.

DO NOT SCALE FROM THIS DRAWING.

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Rev	Comments	Drawn	Date

Agent

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Bowman Way
Battlefield
Shrewsbury
SY4 3DR
Tel: 01743 450700
Fax: 01743 443759
web: www.hallsgb.com

Project
Proposed Residential Development

Site Address
Land Nr Moreton Street, Prees, Whitchurch, Shropshire, SY13 2EQ

Client
5 Point 5 Acre Ltd

Contact
Paul Watson
paulw@hallsgb.com

Title
Plot 2
Proposed Floor Plans & Elevations

Drawn by
Jack Neale
jneale@hallsgb.com

Status
Planning

Scale	Date
1:50&1:100@A1	15.08.2025
Dwg. No. 12700 - 302	Rev. -

0m 2.5m

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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.

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WHITCHURCH SALES
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www.hallsgb.com

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