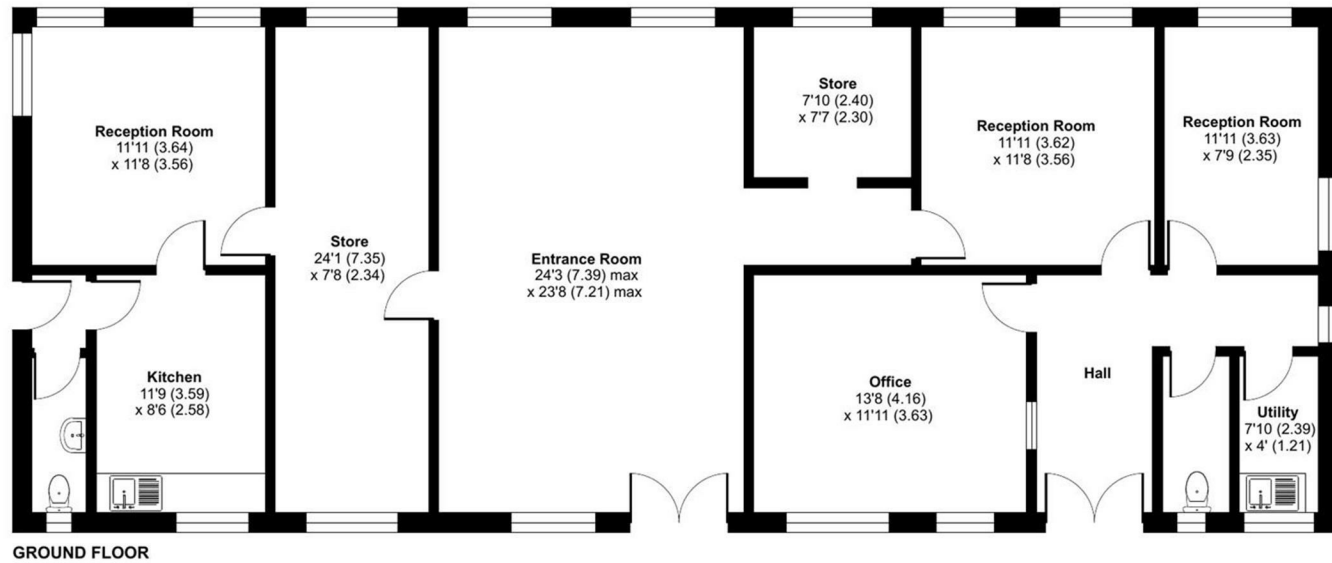


FOR SALE



Forestry Office, Haughton Crossroads, Upton Magna, Shrewsbury, SY4 4GA

Approximate Area = 1565 sq ft / 145.3 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1458122



FOR SALE

Offers in the region of £87,500

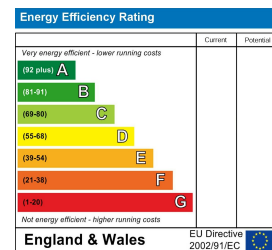
Forestry Office, Haughton Crossroads, Upton Magna, Shrewsbury, SY4 4GA

A timber building (formerly offices) with planning permission to be converted to two, two bedroom residential properties situated in a picturesque semi rural location.

**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



01743 236444

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



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null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- 2 bedrooms
- Open plan living, kitchen, dining areas
- Family bathroom
- Popular semi rural location
- Close to Haughmond Hill
- Planning ref 25/02630/PA3MA

#### SITUATION

The property is situated in a most beautiful rural locality approximately 2.5 miles from the north eastern outskirts of Shrewsbury. Haughmond Hill offers attractive opportunities for walkers through its nature reserves and wooded areas. Upton Magna is approximately 2.6 miles away and is a thriving village which has a public house with coffee shop and bakery, primary school and regular bus service. There are a number of amenities on the outskirts of Shrewsbury including a variety of retail parks, a selection of supermarkets, schools and a park and ride service to the town centre. The historic town centre offers an excellent range of both social and leisure facilities, including a number of restaurants and bars. There is an excellent range of private and state schooling in the area, whilst the popular Quarry Park affords some lovely walks along the banks of the River Severn. It should also be noted that the town centre has a rail services. Commuters may also be pleased to note that there are some excellent road links to the A5, through to the M54 and national motorway networks.

#### DESCRIPTION

A former Forestry office building has an accepted application that has been submitted to determine whether prior approval is required for the proposed change of use of the property from Commercial, Business and Service use (Use Class E) to residential use (Use Class C3) to provide two dwellings, under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

#### 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.

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### SERVICES

Mains water and electricity are understood to be connected. Drainage is to a private system. None of these services have been tested.

##### VIEWINGS

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