

LAND AT PREES GREEN

| WHITCHURCH | SHROPSHIRE | SY13 2BN

This is an exciting opportunity to acquire a parcel of land approx. 0.75 of an acre including a brick built timber clad structure. The site has power and water and has a number of potential uses. It is located close to the village of Prees and towns of Wem and Whitchurch. Additional land and buildings available via separate negotiation.

Offers Over £100,000

KEY FEATURES & DETAILS

- Opportunity to Acquire Land
- Measures Approx 0.75 Acres
- Water & Electricity to Site
- Large Brick Built Shed
- Rural Location, Good Access to A49
- Close to Prees & Whitchurch

LOCATION

The site is located close to the popular village of Prees which benefits from a village convenience store/post office, a newsagents, a recently built doctor's surgery, a hairdressers, excellent sporting and leisure facilities at the Prees Football and Recreation club, a church and a well-respected primary school. Wem is also close by where there are some larger shops and local services.

The larger towns of Whitchurch, Shrewsbury, Chester and Telford are within easy driving distance, and there is a local railway station approximately half a mile away and this gives access to Whitchurch and Crewe to the North and Shrewsbury to the south.

BRIEF DESCRIPTION

Halls are delighted to be selling this parcel of land and building by private treaty.

This is an exciting opportunity to acquire a parcel of land with a large brick built timber clad shed. The site measures approx. 0.75 of an acre. There is direct road access and a shared access with Knights Grange. The site has its own electricity and water supply including an electrical supply at the bottom of the land. The property is ideally suited for a number of uses including a small paddock, commercial / residential subject to planning.

There is also an adjacent parcel of land available by separate negotiation. This has separate direct road access to the A49, brick built outbuilding with electricity and water supply and a cabin with permission to use whilst working on the site.

DIRECTIONS

From Whitchurch drive South on the A49 and once you have passed the turning on the left for Market Drayton the property is on the left a further 100 metres down the road.

WHAT 3 WORDS

///recliner.month.phones

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.

LOCAL AUTHORITY - SHROPSHIRE

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1821 160626

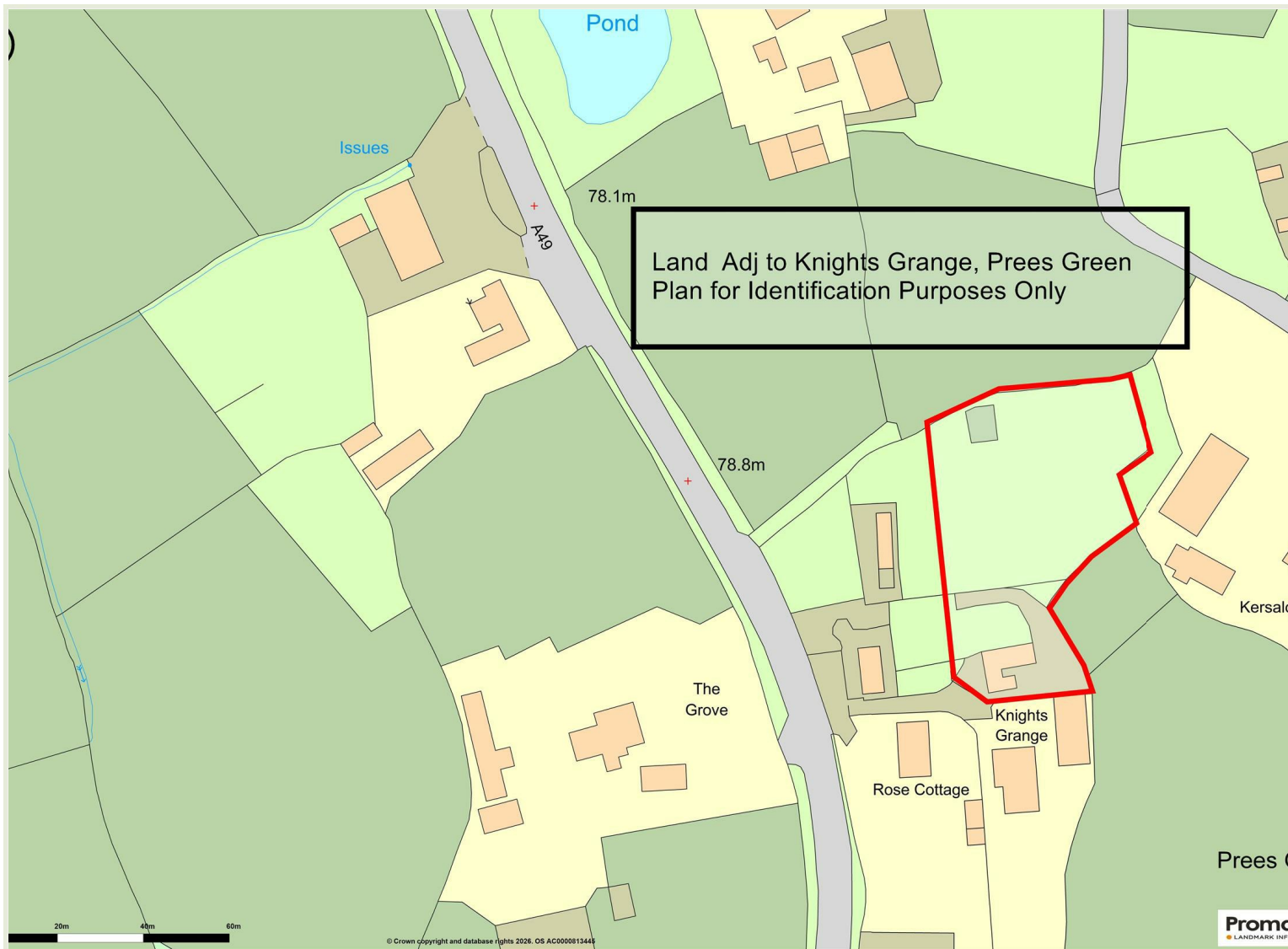
SERVICES

We believe that mains water and electricity are available to the site.

TENURE - FREEHOLD

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





Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

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.



WHITCHURCH SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.