



Asking Price £75,000

Building Plot at Bay Tree Cottage, School Lane,
St. Martins, Oswestry, Shropshire, SY11 3BX



Circa 260 sqm (0.026 ha)

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General Remarks

A rare opportunity to purchase a building plot in the popular residential village of St Martins. Outline planning permission has been obtained for the erection of a detached dwelling with access off the driveway to Bay Tree Cottage in the corner of Baytree Avenue. Planning documents can be found on the Shropshire Council website reference: 25/03230/OUT.

The village of St Martins hosts a range of amenities such as schools, shops and public houses and is ideally located for access onto the A5/A484 trunk roads providing direct links to the larger towns of Llangollen, Oswestry, Wrexham, Shrewsbury and the City of Chester.

Location: The plot is situated close to the centre of the village of St Martins which offers an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools.

Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester and the motorway network beyond. The area has an excellent bus service whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

Accommodation

The Site: The site extends to circa 260 sqm (0.026 ha) and currently forms part of the garden of Bay Tree Cottage. It lies adjacent to the access driveway.

Planning Permission: Planning permission was granted on 22nd October 2025 for the erection of a new detached dwelling. Details of the access, the landscaping, layout of the site and the scale/appearance of the dwelling are reserved for later approval.

Approval has not been granted specifically for the dwelling indicated on the proposed block plan (P-02) and illustrative elevations/floorplans (P-10) which accompanied the application and are shown in this brochure.

Shropshire Council's Planning Department have advised that in their view, the site would be more suited to the development of a dormer style one and a half storey dwelling as opposed to a two storey dwelling.

Services: Mains water, electricity, drainage and gas supplies service the neighbouring properties. Potential purchasers should satisfy themselves that connections are available to the plot itself before submitting an offer.

Easements, Wayleaves and Rights of Way : The site is sold subject to and with the benefit of all existing wayleaves, easements and rights of way both private or public and whether referred to in these sales particulars or not.

Sales Particulars: The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site

boundaries will be confirmed between the potential purchaser and sellers prior to the solicitors being instructed in any sale.

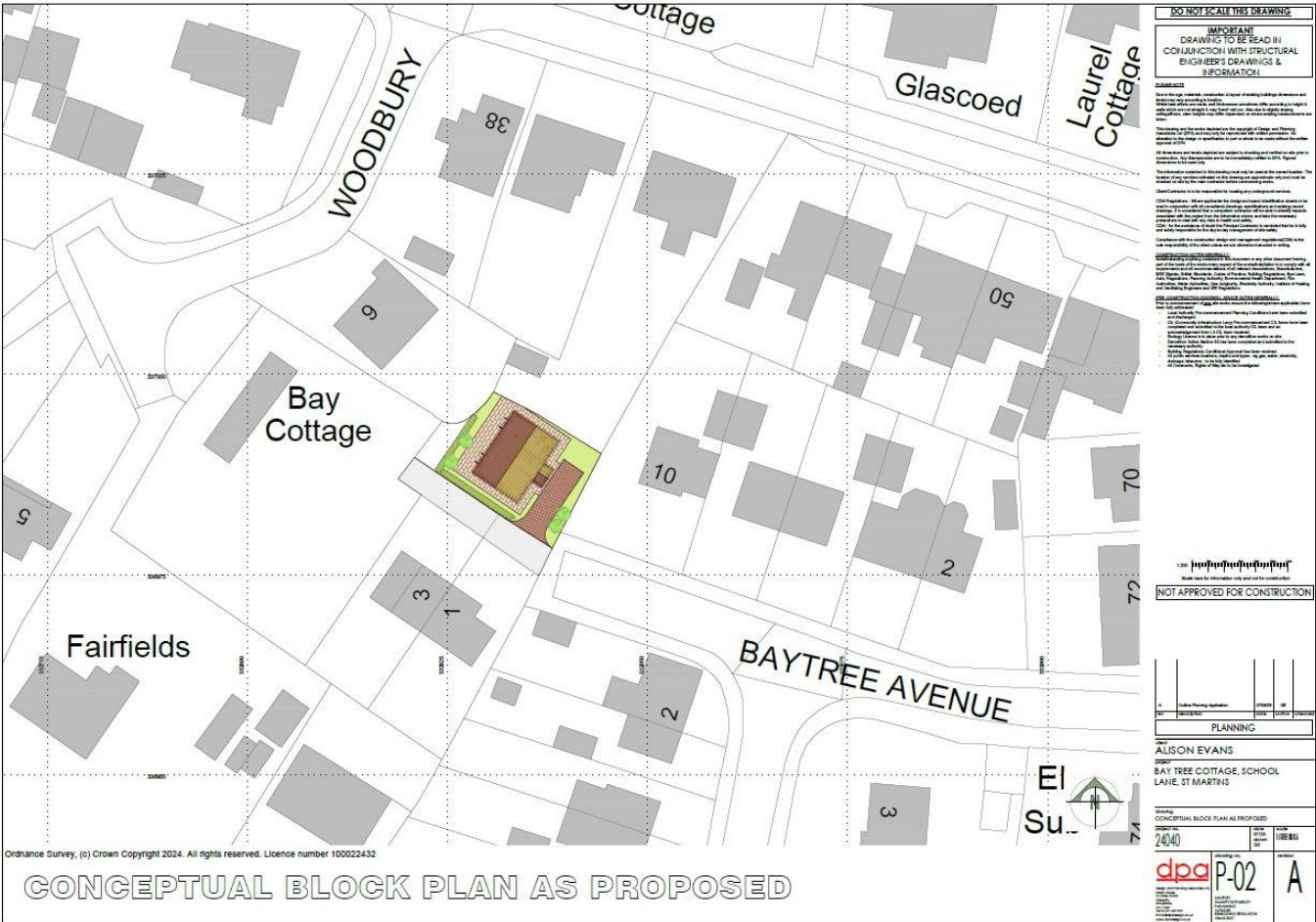
Town and Country Planning Act: The property, notwithstanding any description in these particulars is sold subject to any Development Plan, Tree Preservation Orders, Town Planning Scheme or Agreement Resolution or Notice which may come into force and also subject to any Statutory Provision or Byelaw without obligation on the part of the Vendors to specify them.

Local Authority: Shropshire Council, the Shirehall, Abbey Foregate, Shrewsbury SY2 6ND - 0345 678 9000.



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Viewings: All viewings are strictly by appointment via the Agent's Oswestry office. Please note neither the vendor or the agent take any responsibility for any injuries which may occur during any viewing. Any person found causing damage to the property will be prosecuted.

Access: Upon development access will be off the adjoining driveway leading off the end of the council maintained highway (Baytree Avenue). The details of this access are a condition for approval prior to any development taking place.

Directions: From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Continue into the village to the mini roundabout (by Stans Superstore). Take the second exit onto Ellesmere Road and proceed on this road before turning left onto Coopers Lane. Turn left into Baytree Avenue and continue ahead to the end of the cul-de-sac where the plot will be found on the right hand side.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.