

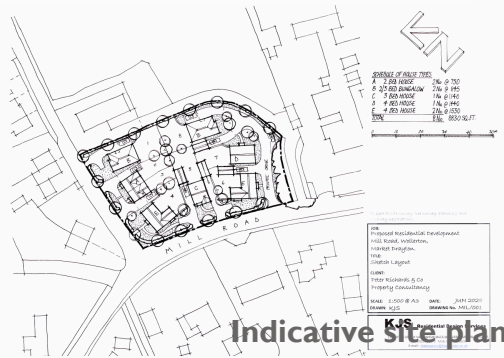
Residential Development Opportunity Wollerton

Peter
Richards
& Co.
Property Consultancy

barbersRURAL
rural surveyors & property agents

Development Opportunity adj to Beech Cottage Wollerton, TF9 3NB

Committed to promoting
rural prosperity



Indicative site plan

Permission in Principle was granted for the development of between 5 and 8 dwellings, by Shropshire Council, in January 2026. The housing layout plan presented is purely indicative and does not have formal approval at this stage, technical details consent will need to be obtained to confirm the extent and scale of the development and potential purchasers should satisfy themselves in respect of the planning requirements. Further details can be found on the Shropshire Council planning portal ref. (25/04551/PIP).

The site as a whole totals 0.98 Acres (0.40 Ha).

The hamlet of Wollerton is situated within close proximity of the thriving village of Hodnet, which offers a wide range of amenities, and close to the A53, A41 and A49 trunk roads. The larger towns of Market Drayton, Telford and Shrewsbury are easily accessible. However, in spite of its convenience to conurbations the village retains a strong rural feel and the site has the benefit of an open outlook over farmland to the rear.

Offers

Whilst unconditional offers are preferred consideration will be given to all offers.

Plans, Areas and Schedules

The attached plans are for identification purposes only and are not to scale. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Method of Sale

For sale by Private Treaty.

Tenure

We are advised that the land is freehold and will be available with vacant possession upon completion.

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

Services

Mains water and electric are believed to be available in the area, . connection to these services would be at the cost of the buyer. We are advised that the above services are available in the area. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

Rights of Way & Easements

The seller will reserve a right of way (shown chevroned green) to allow access to the retained property Beech Cottage and adjoining land. The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Viewing

By arrangement with the Joint Selling Agents, Barbers Rural, on 01630 692500 or sales@barbers-rural.co.uk or Peter Richards & Co, on 01948 840309 or info@peterrichardsonline.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///washing.ironic.imply
Postcode: TF9 3NB

15265 12.05.26



B968 Printed by Ravensworth 0191 917 9331

Peter Richards & Co.

Property Consultancy

Connect with us

@barbersrural



www.barbers-rural.co.uk

Shropshire 01630 692500
Smithfield House, Market Drayton,
TF9 1EW