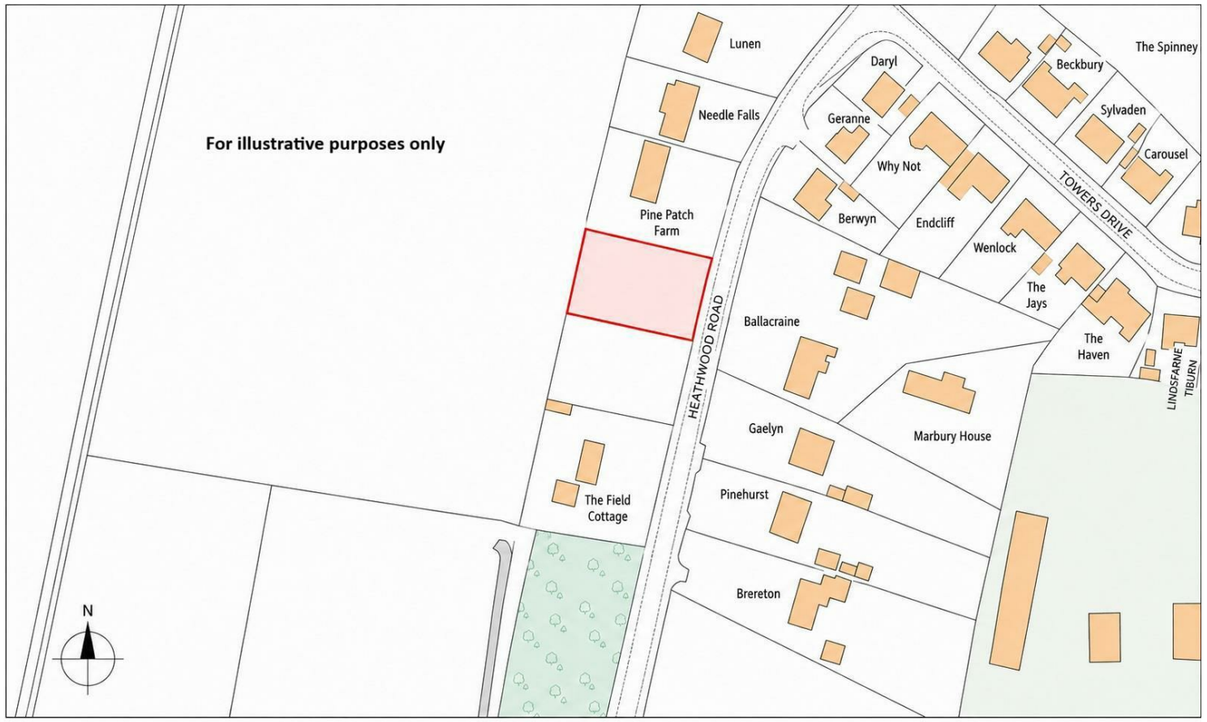
FOR SALE

Building land to south of Pine Patch, Heathwood Road, Higher Heath, Whitchurch, SY13 2HH



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.

Halls 1845

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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Halls 1845

FOR SALE

Offers in the region of £175,000

Building land to south of Pine Patch, Heathwood Road, Higher Heath, Whitchurch, SY13 2HH

A well situated parcel of land extending to approximately 0.25ac with outline planning permission for the erection of an open market residential dwelling, peacefully located alongside a quiet lane within the popular village of Higher Heath near Whitchurch.

FOR SALE

Whitchurch (4 miles), Wem (10 miles), Shrewsbury (16 miles)

All distances approximate.

- **Outline Planning Permission**
- **Circa 0.25ac**
- **Open Aspect to the Rear**
- **Village Location**

DESCRIPTION
Halls are favoured with instructions to offer circa 0.25ac of land with outline planning permission for a single dwelling.

The sale offers purchasers the rare opportunity to acquire a well positioned parcel of land extending to around 0.25ac which boasts outline planning permission for the erection of an open-market residential dwelling.

The land is broadly flat and rectangular in shape, with an open aspect to the rear across open fields.

SITUATION
The land is positioned alongside a quiet council-maintained road on the perimeter of the village of Higher Heath, which nestles within an area of protected countryside, allowing purchasers immediate access to a network of quiet country lane, bridleways, and public footpaths. The thriving market town of Whiitchurch lies some 4 miles to the north and provides a range of day-to-day amenities, including Schools, Supermarkets, Medical Facilities, and myriad independent shops. The county centre of Shrewsbury lies to the south an offers a more comprehensive array of attractions.

Travel to the wider area is conveniently provided, by road, via the nearby A41 and A49, with rail links available from Whitchurch and nearby Wem.

DIRECTIONS
Leave Whitchurch to the south via the A49, continuing for around 3.7 miles until a right hand turn leads onto Heathwood Road. Following Heathwood Road for circa 0.4 miles and the land will be situated on the right, identified by a Halls "For Sale" board.

W3W
///solo.wink.magically

SCHOOLING
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.

PLANNING PERMISSION
Outline planning permission (25/03398/OUT) was granted in January 2026 for up to two dwellings on this and the immediately neighbouring land to the south – establishing the principle of development. Please note a separate full planning consent is being pursued on the adjacent (southern) plot. It is foreseen that a full application will be progressed on the subject site, with the outline consent being a relevant material consideration. Interested parties are recommended to seek their own planning advice.

AVAILABLE DOCUMENTATION
The following, and further, documentation can be found on the Shropshire Council Planning Portal, using reference 25/03398/OUT

- Planning permission document
- Location Plan
- Proposed site plan
- Preliminary biological survey and BNG

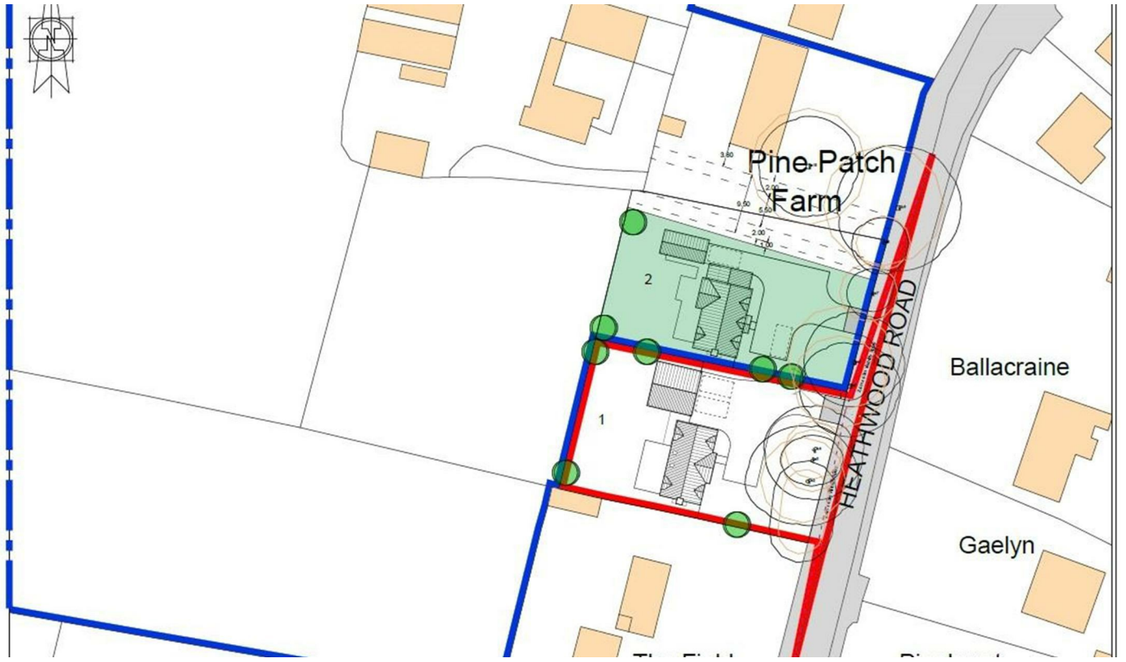
SERVICES
We are informed that mains water, electricity, and drainage are positioned on Heathwood Rd,

BOUNDARIES, ROADS & FENCES
The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundaries, fences and hedges.

RIGHTS OF WAY
The land will be sold subject to any wayleaves Public or Private Rights of Way, Easements and Covenants, and all outgoings whether mentioned in these sales particulars or not.

LOCAL AUTHORITY
Shropshire Council

TENURE
The land is of freehold tenure and vacant possession will be granted upon completion.

BUYERS PREMIUM
Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2% of the price agreed, plus VAT, with a minimum fee of £1950, plus VAT (£2340).

VIEWINGS
Viewings can be undertaken independelty during daylight hours by those in possession of a set of sales particulars.