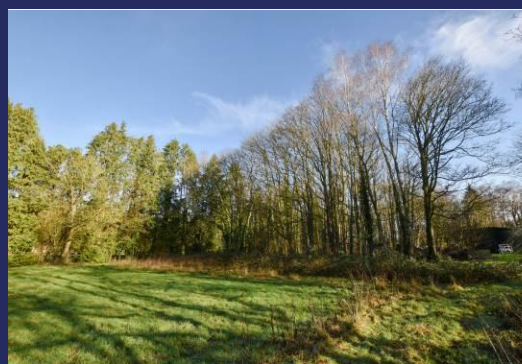




Helping *you* move



## Meiklejohn, Pell Wall, TF9 2AB

This Two Bedroom Detached Bungalow with a large Garage Workshop is set on a fabulous Paddock, Field and Woodland Plot of 15.35 acres - so makes this a fantastic Development Opportunity or potential Equestrian Property.

Offers in Excess of  
**£500,000**



## Overview

- None Not to Miss that's Offered with No Upward Chain
- Two Bedroom Detached Bungalow for Updating Throughout
- 15.35 Acre Plot with Paddocks, Woodland and Garden Areas
- Large Garage Workshop with Light and Power, Greenhouse
- Previous Planning Permission for 12 Hardstandings for Touring Caravans granted in 2015
- Council Tax Band – F
- Energy Rating - G



## Brief Description

Offered with No Upward Chain, there's a Two Bedroom Detached Bungalow that needs updating throughout, with Dining Kitchen, Lounge, Conservatory, two Bedrooms, Hallway, Porch, WC and Bathroom, a large Garage Workshop with light, power and a roller door, a green house and further shed. The property has solid fuel heating and septic tank drainage.

The extensive 15.35 (approx..) plot offers you a large Garden and Driveway area, plus two large Fields, smaller Paddocks and Woodland areas. Previous Planning Permission (2015) had been granted to create a camping ground incorporating 12 hard standings for touring caravans; erection of an amenity block; installation of septic tank; provision of barbecue area and walkways (reference: 14/05679/FUL).

## Location

Pell Wall is a hamlet between Market Drayton and Woodseaves, with great access to the A529 and the Shropshire Union Canal at Tyrley Locks is about 1 mile away.

The closest town is Market Drayton - a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and further access to the Shropshire Union Canal.





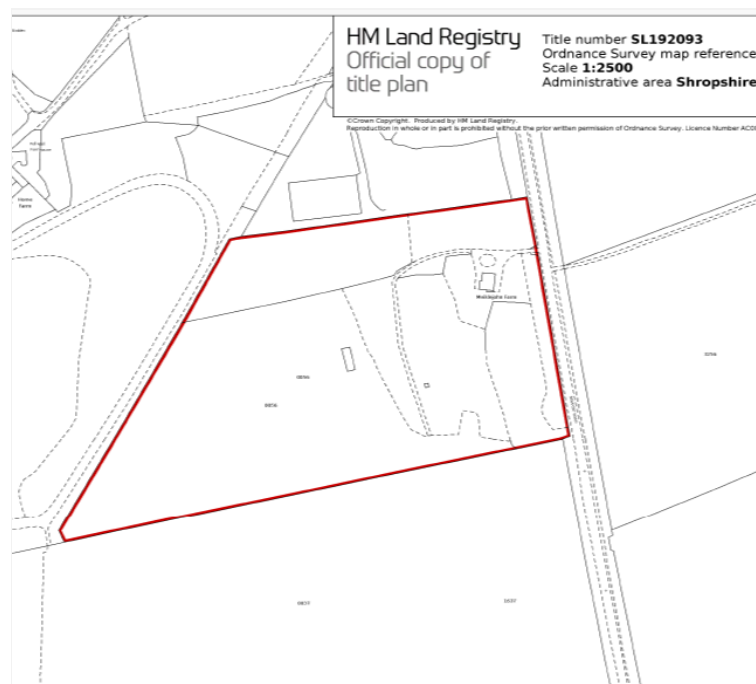
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that XXXX services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** Leave the town via the A529 Newport (Hinstock) road, going past the Market Drayton Swimming Centre and approach the area of Pell Wall - the driveway leading to the property is located on the right hand side shortly before the Four Alls and can be identified by our For Sale board.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



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## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

