

Roger Parry & Partners

PLOT 4 - LAND AT EARLS COURT

Pontesbury, Shrewsbury, Shropshire, SY5 0QD

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PONTESBURY • SHREWSBURY • SHROPSHIRE • SY5 0QD

Fantastic Development Opportunity in Rural Village Location

Guide Price: £160,000

- Outline planning permission for a large detached dwelling.
- Opportunity to specify the site through approved matters.
- 0.3 Acre (0.12 Ha) site provides a large plot size with generous garden space and garaging.
- Occupies an accessible rural village location in Pontesbury close to the popular town of Shrewsbury.
- Beautiful countryside views with amenities close by to include village shops including Co-op, pubs, a butchers, restaurants, doctors surgery, chemist, dentist and primary/secondary schools.
- Plots 1 and 2 are sold STC with two plots remaining.



DESCRIPTION

Plot 4 of Land at Earls Court provides an exciting development/investment opportunity with outline planning permission for one of four sizeable residential plots. The site benefits from a shared driveway, which will be owned by Plot 4, setting the houses just off the main road.

SITUATION

The land is situated five miles south-west from the edge of the popular county town of Shrewsbury, with views over the Shropshire countryside. The site is positioned on the east side of Pontesbury just off the A488, providing convenient access to the wider area. Pontesbury has a number of amenities within walking distance and good public transport links.

Services

Mains Water, Electricity & Drainage are available.

Method of Sale

Private Treaty.

Tenure

Freehold with vacant possession on completion.

Local Authority

Shropshire County Council.

Planning Reference

25/03389/REF approved at appeal following refusal of application reference 25/01815/OUT.

Wayleave, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light , drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not. The purchaser is to contribute to the construction and on-going maintenance of the tarmacked roads with footpaths shared with the other plots.

Plans, Areas & Schedules

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.







Directions:

From Shrewsbury, come off the A5 at the Edgebold roundabout and head south-west onto the A488. Continue on the A488 for 4.9 miles through Hanwood, past Lea Cross and then into Pontesford. You will pass the Wynnstay Stores on your left and shortly after that the Nag's Head Pub on your right. In 100m there will be a turning right for Earls Court leading up to the site, as indicated by the Agent's for Sale board.

What3words: ///splat.persuade.buzzards

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

Please contact our Head Office:

Mercian House, 9-10 Darwin Court,

Oxon Business Park, Shrewsbury, SY3 5AL

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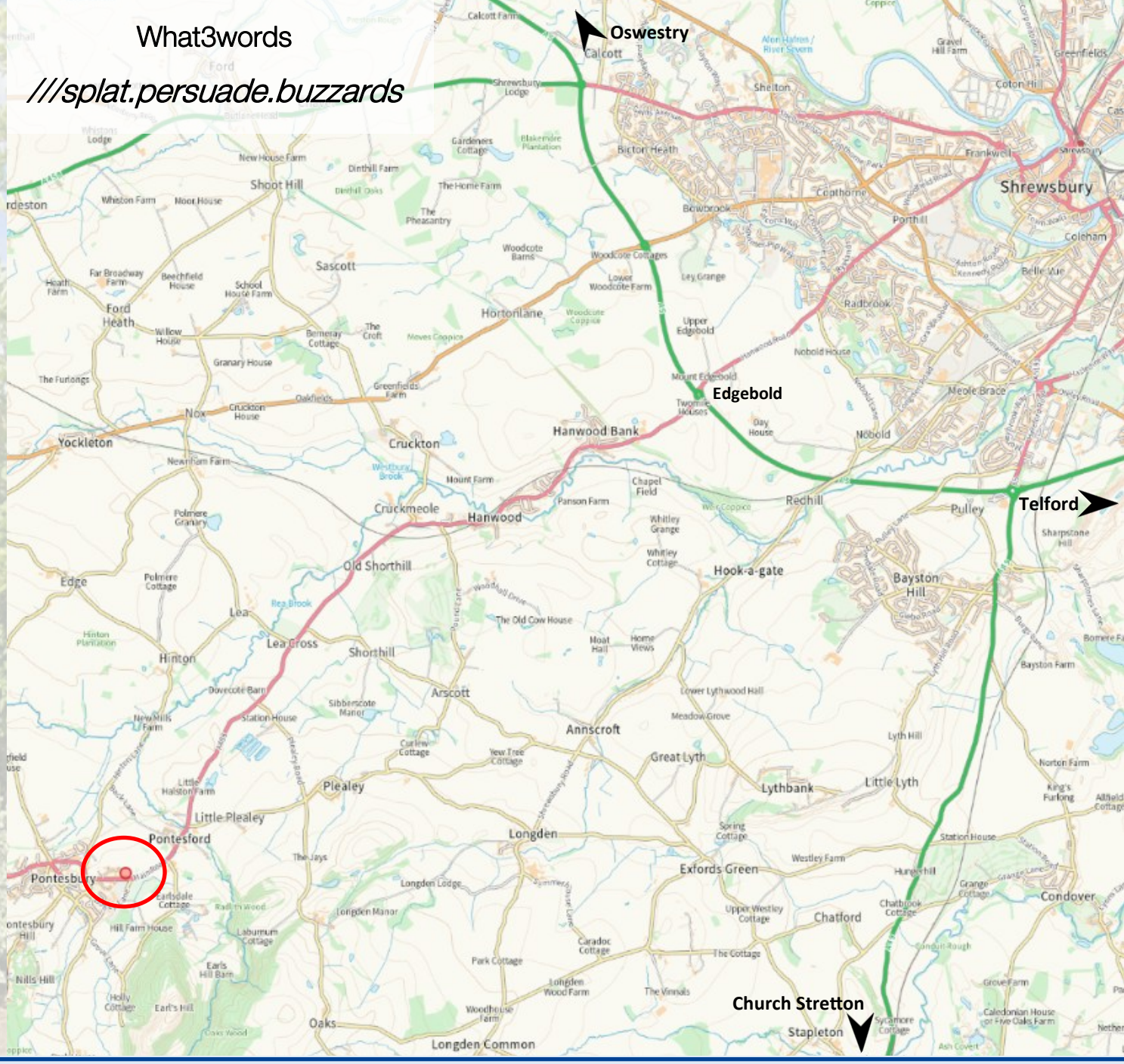
What3words

///splat.persuade.buzzards



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.