



BOWEN

PROPERTY SINCE 1862

Offers Over £200,000

Residential Development Land at Church Street,
Whittington, Oswestry, SY11 4DT

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Bowen are pleased with instructions to offer for sale via private treaty approximately 0.35 acres of development land located in the popular village of Whittington. Full Planning Permission (24/01357/FUL) has been granted for two detached dwellings.

Location: This popular village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church and two Public Houses. The nearby towns of Oswestry and Ellesmere provide a wider range of shops and facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

Planning: Full Planning Permission was granted for the development of two detached residential dwellings by Shropshire Council in March 2026. Further details can be found on the Shropshire Council planning portal ref. (24/01357/FUL).

Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.

Services: Mains water, sewerage, gas and electric are understood to be available for connection in the adjoining highway, however potential purchasers should satisfy themselves that this is the case.

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.

Plans: The attached plans are STRICTLY for identification purposes and not to scale. Any areas submitted are estimated. Site boundaries will be agreed 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
Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 0345 678 9000

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Viewings: All viewings are strictly by appointment via the Agent's Ellesmere Office (01691) 622534. Please note neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

What3Words: ///fermented.decency.scorpions

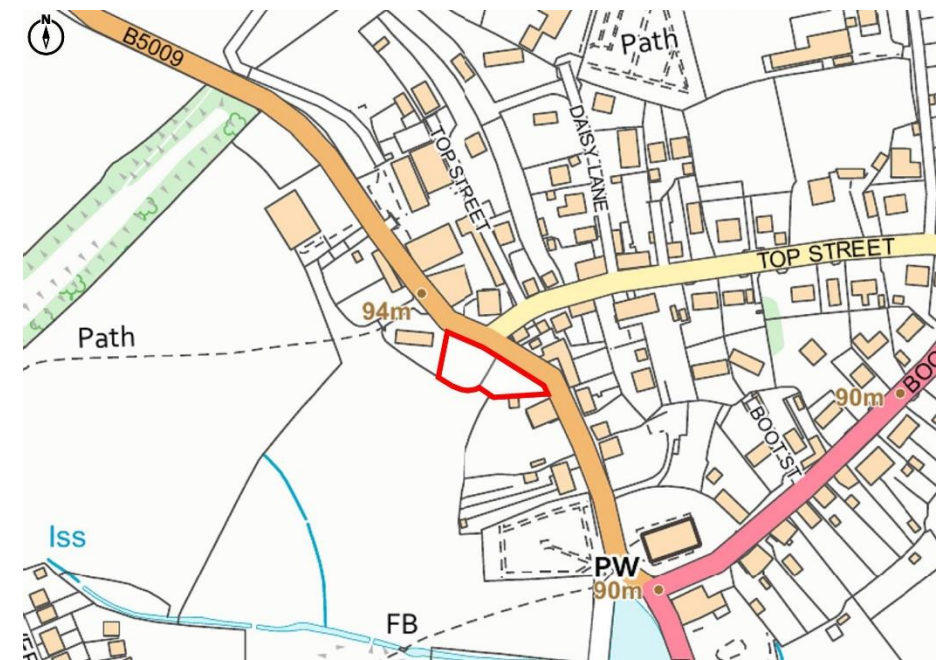
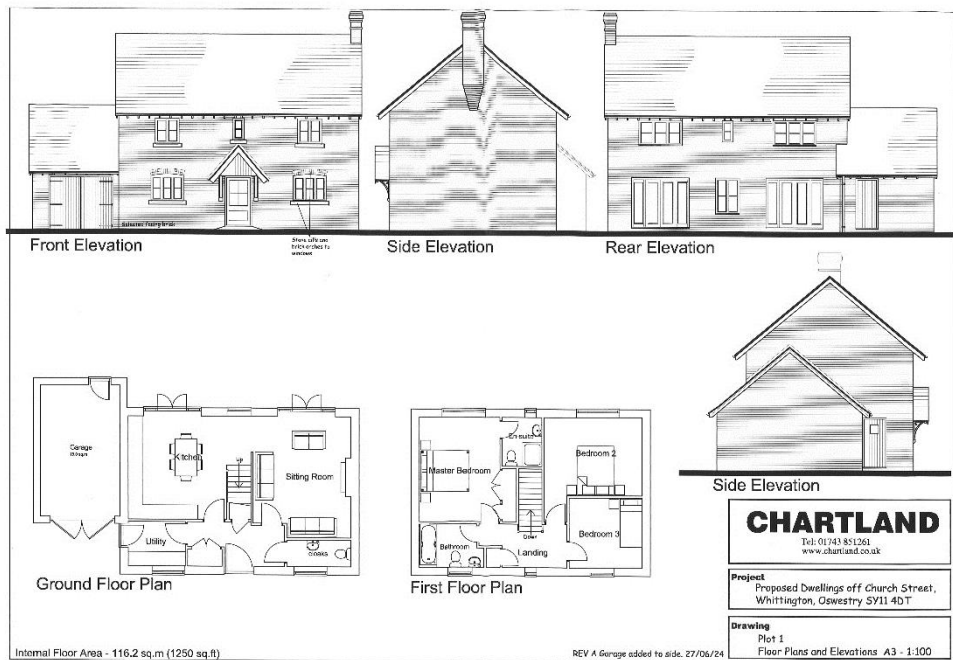
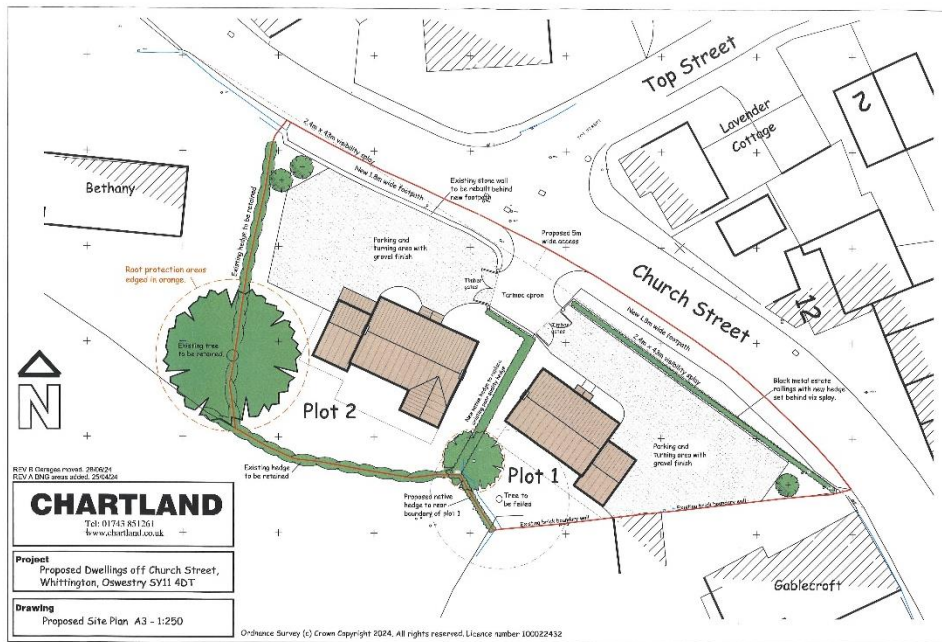
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in 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.

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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