

Building plot to the rear of Ballacraine, Heathwood Road, Higher Heath, SY13 2HH

FOR SALE



- **Excellent single building plot**
- **Village location with excellent road links**
- **Original outline consent granted 19/00788/OUT**
- **Followed by approval of reserved matters 20/05322/REM**
- **A subsequent variation to the permission has also been approved under 24/03030/VAR**
- **Ideal for self-builders and developers**

£155,000 Region



Estate Agents

01948 667 272

www.barbers-online.co.uk

**Building Plot to the rear of Ballacraine,
Heathwood road
Higher Heath
SY13 2HH**

Location

The plot is located in Higher Heath, which stands approximately 2 miles from the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, railway station and a highly regarded primary school. The busy market town of Whitchurch is only four miles away which offers a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 14 to 26 miles approximately.

Description

An excellent single building plot situated in a sought-after residential location approximately 3 miles from the historic market town of Whitchurch. This attractive parcel of land offers buyers the chance to create a bespoke home in a peaceful yet well-connected setting. Planning permission has been secured, providing a clear pathway for development. The original outline consent was granted under reference 19/00788/OUT, followed by approval of the reserved matters under 20/05322/REM. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. A subsequent variation to the permission has also been approved under 24/03030/VAR, ensuring the scheme is fully up to date and ready for progression. This plot represents an ideal opportunity for self-builders, developers, or those seeking to design and construct a home tailored to their needs in a desirable Shropshire location.

Community Infrastructure Levy

Community Infrastructure Levy – Community Infrastructure Levy (CIL): Shropshire Council operates a Community Infrastructure Levy on new residential development and the council CIL team have advised that CIL becomes payable upon the sale of the land. This plot carries an CIL liability of £21,169.29 calculated on a chargeable floor area of 178 sqm for the single-storey dwelling approved under planning reference 20/05322/REM to be paid by the vendor. A later variation consent (24/03030/VAR) introducing accommodation within the roof space increases the approved floor area to 227 sqm, raises the potential CIL liability to £27,450.00. As this varied approval has not yet been implemented, the higher charge has not been triggered. Should a purchaser obtain subsequent planning permission that alters the chargeable area, CIL paid against the plot is capable of being

offset via CIL Abatement process. Prospective purchasers are strongly advised to make their own enquiries regarding CIL liability, abatement, exemptions and procedural requirements. Full CIL details and guidance notes can be found on Shropshire Councils website;
<https://next.shropshire.gov.uk/planning-policy/developer-contributions/community-infrastructure-levy-cil/>

Price

£155,000 offers in the region of

Local Authority

Shropshire Council
Shirehall
Shrewsbury
SY2 6ND
Tel: 0345 678 9002

Services

We are advised that mains water, drainage, electricity and gas are in the vicinity of the site. 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.

Viewing

Strictly by prior appointment with Barbers:
T: 01948 667 272 E: whitchurch@barbers-online.co.uk
34 High Street, Whitchurch, Shropshire, TF13 1BB

Disclaimer

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, appliances, and specific fittings. The measurements given are approximate.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

Messrs Barbers for themselves and for the vendors or lessors of this property whose Agents they are give notice: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but MUST satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Barbers has any authority to make or give any representation or warranty whatever in relation to this property. (4) All rents and prices in these particulars are subject to VAT at the standard rate where applicable.