



For Sale: Commercial Land, Site A

Battlefield Road | Shrewsbury | SY1 4AB





For Sale - Prime Commercial Development Opportunity, Allocated Employment Land in Shrewsbury

Your opportunity to acquire a strategically located parcel of allocated employment land within one of Shrewsbury's most established and sought-after commercial quarters. Site A, Battlefield Road extends to a Total Gross Area of Approximately 7.50 acres (3.03 hectares). The site occupies a prominent frontage position, offering strong visibility and accessibility.

Site A is suitable for a range of commercial uses, subject to statutory consents, making it an attractive proposition. Offers are invited in the region of £1,800,000 (exclusive), with best bids requested by 5:30pm on 24th March 2026, submitted on an conditional or unconditional basis.

Site A, Battlefield Road

The site provides a Total Gross Site Area of approximately 7.50 acres (3.03 hectares) of allocated employment land that is accessed directly from Battlefield Road.

Site A is currently subject to outline planning permission for a commercial development that would provide a development with a Total Net Developable Area of Approximately 5.4 acres (2.185 hectares) under Planning Reference Number 22/00177/OUT.

Further details relating to the planning application are available from the selling agent and are as per the illustrative plan on the particulars.

The commercial land would ideally lend itself to a commercial development for owner occupation or investment purposes and is located in the sought after commercial quarter of the town of Shrewsbury.



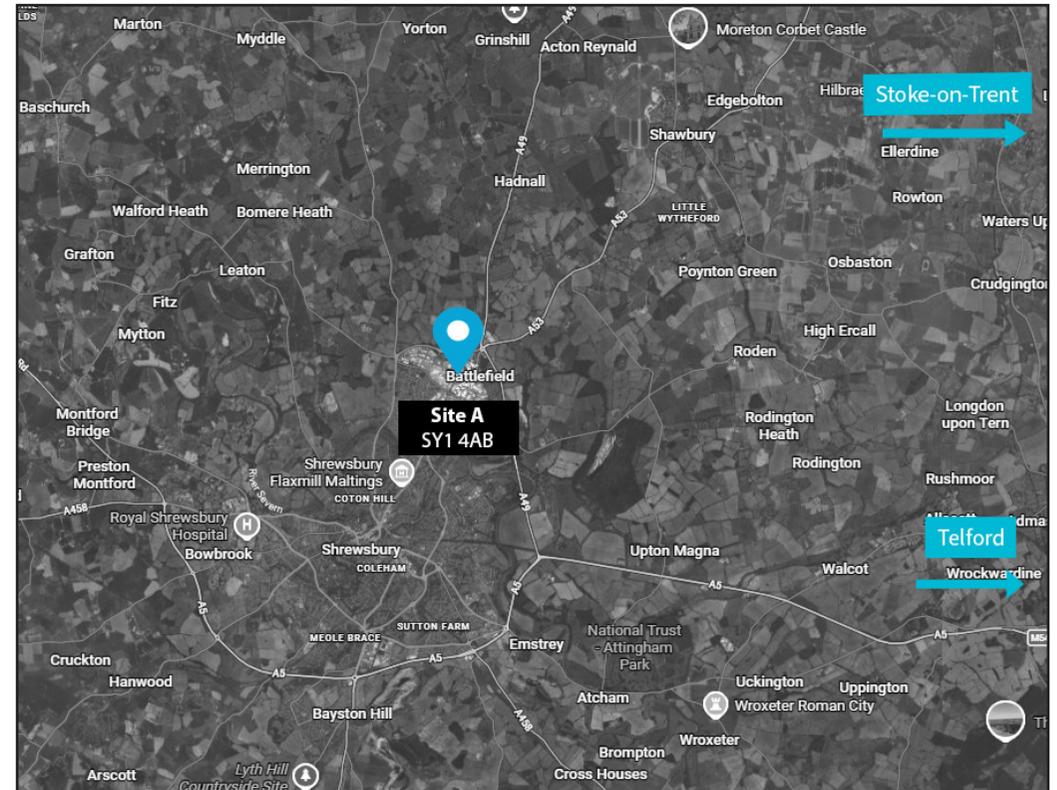
Location

The property occupies a prominent frontage position on Battlefield Road, one of the principal arterial routes serving Shrewsbury, approximately 1.5 miles north-east of the town centre. The site sits within an established commercial corridor and benefits from excellent accessibility and strong surrounding occupier presence.

Key Location Highlights

- Directly fronting Battlefield Road, a main access route into Shrewsbury from the north and east, with strong visibility and passing traffic.
- Situated within an established commercial quarter adjacent to ABP, with nearby occupiers including Arnold Clark, Rybrook and McDonald's.
- Close to Battlefield Island where the A49, A53 and A498 intersect, providing immediate access to Shrewsbury's primary road network.
- Within easy reach of the M54 motorway, linking to the M6 and the wider national motorway network.
- Shrewsbury is located at the junction of the A5 and A49 trunk roads, approximately 12 miles west of Telford, 45 miles north-west of Birmingham and 45 miles east of Chester.

The site's combination of prominent positioning, excellent connectivity and proximity to established commercial occupiers places it within one of Shrewsbury's most desirable business locations, making it well suited to a range of commercial development opportunities, subject to statutory consents.



Accommodation

TOTAL GROSS SITE AREA
7.50 acres | 3.03 hectares

Indicative Design



ALL MEASUREMENTS ARE APPROXIMATE

Key Details

Price

Offers in the region of £1,800,000 (Exclusive).
Method of sale - best bids to be submitted by the closing date of 5:30pm, 24th March 2026 (on a conditional and unconditional basis). Further details from the selling agents.

VAT

The site is understood to be elected for VAT and therefore VAT will be chargeable at disposal.

Tenure

The site is offered for sale freehold, subject to any reservation of rights to services and emergency access that relate to the planning consent for the development of the adjoining site for residential development. Further information is available from the selling agents upon request.

Services

(Not tested at the time of inspection) Prospective purchasers should satisfy themselves All services are understood to be available subject to norm connection charges

Local Authority

Shropshire Council
Guildhall, Frankwell Quay,
Shrewsbury, SY3 8FT

0345 678 9000

<https://next.shropshire.gov.uk/>

Planning

Interested parties are advised to make their own enquiries to the local authority. The site comprises of allocated employment land.

The site has been granted outline planning permission providing a Total Net Site Area of approximately 5.4 acres based upon the development plan that has accompanied the planning application.

The application is understood to be an outline application (access for consideration) for mixed use commercial development within use class E(g)(i), E(g)(ii) and E(g)(iii) with up to 500 sqm within use class E, and formation of vehicular access (amended description). This is under Planning Reference Number 22/00177/OUT.

The site would lend itself to a variety of potential commercial developments, subject to the receipt of any statutory consents.

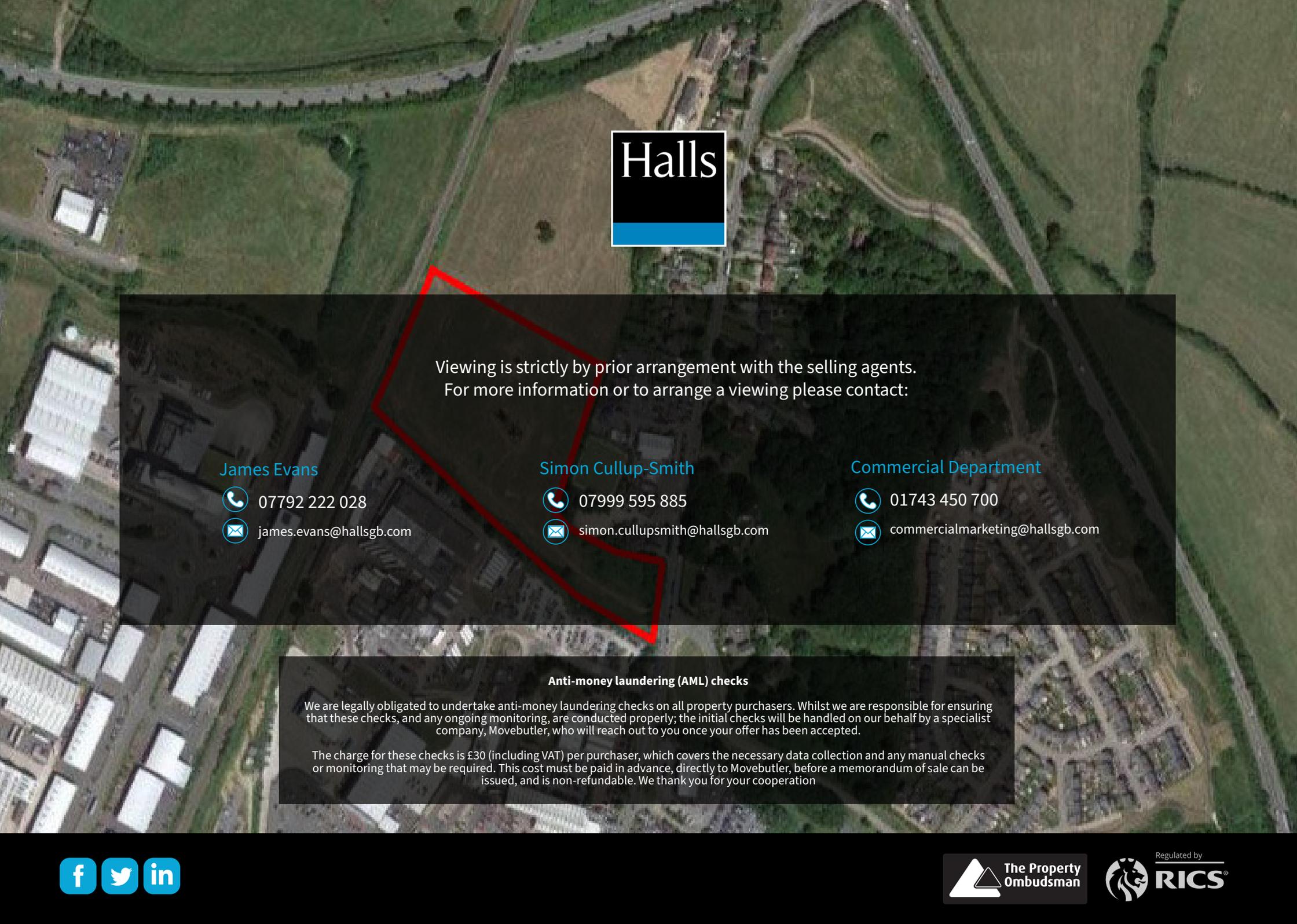
Legal Costs

Each party to be responsible for their own legal costs associated with the transaction.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

Overall Proposed Site Layout & Commercial Site Layout





Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

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 james.evans@hallsgb.com

Simon Cullup-Smith

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Commercial Department

 01743 450 700

 commercialmarketing@hallsgb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

