

FOR SALE

TSR

TOWLER SHAW ROBERTS

COMMERCIAL/RESIDENTIAL DEVELOPMENT SITE IN HIGHLY PROMINENT LOCATION



**LAND AT HEATHGATES
SHREWSBURY
SHROPSHIRE
SY1 4SF**

- Freehold commercial/residential development site extending to approx. 0.076 acres (307 sqm) currently comprising 2 single-storey garages and forecourt parking.
- Attractive development opportunity having previously had planning granted for a 4-bed dwelling (Ref: 22/03073/FUL), also offering scope for a commercial development, subject to planning
- Occupying a highly prominent location in an established residential and commercial area of Shrewsbury, close to a range of amenities.
- Guide Price: Offers in the region **£150,000** are invited for the Freehold interest with vacant possession.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The property occupies a highly prominent location fronting Ditherington Road and Heathgates roundabout within this established residential and commercial area approximately 1.5 miles north of Shrewsbury Town Centre.

Shrewsbury is the County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads, approx. 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles south of Chester.

Description

The site offers a prominent commercial/residential development opportunity, currently comprising two single storey garages and large forecourt parking. The site has previously been granted planning permission for the erection of a 4-bed dwelling under reference 22/03073/FUL, but also offers scope for commercial development, subject to planning.

The site is regular in shape and extends to approximately 0.076 acres (307 sqm).

Services (Not Checked or Tested)

Prospective purchasers must satisfy themselves in respect of provisions and capacity of all services and drainage, either on or off the site.

Tenure

The site is understood to be of Freehold tenure and is offered for sale by private treaty.

The vendor is unable to give warranties on ground & building conditions, environmental matters, services, third party rights, etc. Purchasers must make their own enquiries and investigations.

Guide Price

The property is offered For Sale by private treaty inviting offers in the region of **£150,000** for the freehold interest with the benefit of vacant possession upon completion.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.



For Reference purpose only

Scale: Not to Scale

Planning

Interested parties are advised to make their own enquiries with the Local Authority Planning Department regarding their intended use.

The site has previously been granted planning permission for the erection of a 4-bed dwelling under reference 22/03073/FUL.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the Sole Selling Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

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