

# FOR SALE

COMMERCIAL SITE / DEVELOPMENT OPPORTUNITY  
IN PROMINENT FRINGE OF TOWN LOCATION



Land at Victoria Road | Oswestry | Shropshire | SY11 2HU

**TSR**  
TOWLER SHAW ROBERTS

## Location

The property occupies a prominent location adjacent to the busy LIDL supermarket fronting Victoria Road, being one of the main arterial roads leading into the town centre from the A5/A583 trunk roads to the south.

Oswestry is a major North Shropshire market town situated on the fringe of the English and Welsh border located approx. 18 miles north west of Shrewsbury, 30 miles south of Chester and 28 miles from Newtown, and serves a wide catchment area.

## Description

The site comprises a level, secure development opportunity extending to approximately 0.51 acres (0.206 hectares) or thereabouts.

The site occupies a prime location adjacent to the busy LIDL supermarket and is considered to be suitable for a wide range of potential commercial and residential development opportunities including drive thru, retail, residential/retirement living accommodation etc, subject to planning.

## Accommodation

Site Area	0.51 acres	0.206 hectares
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## Services (Not Checked or Tested)

All mains services are understood to be available in the vicinity of the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

## Guide Price

The property is offered for sale inviting offers in the region of **£500,000** for the freehold interest with the benefit of vacant possession upon completion.

Full rights of way are to be granted over the car park of the adjoining supermarket, subject to a service charge. Further details available from the selling agents upon request.

## Business Rates

To be assessed.



## Legal Costs

Each side is to bear their own costs in connection with the transaction.

## Planning

Interested parties are requested to make their own enquiries to the Local Authority regarding their intended use.

## Local Authority

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

## VAT

All costs / prices are exclusive of but subject to VAT if applicable. We are advised that the Landlord has elected to charge VAT on the property.

## Anti-Money Laundering (AML) Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of funding, together with source of funding, will be required from parties purchasing or leasing property, in addition to the usual references and credit checks.

## 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.

August 2025

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