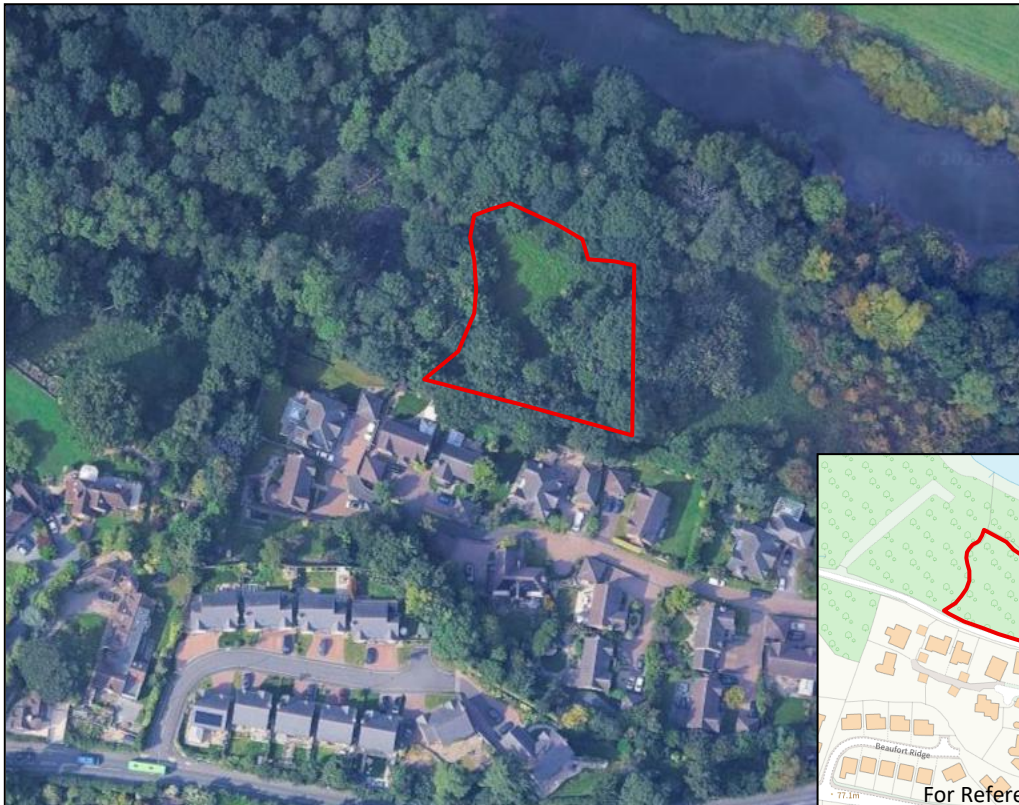


FOR SALE

TSR

TOWLER SHAW ROBERTS

UNIQUE PARCEL OF AMENITY LAND WITHIN SOUGHT-AFTER RESIDENTIAL AREA OF SHREWSBURY



LAND AT SHELTON
ROUGHS

SHELTON LANE

SHREWSBURY

SHROPSHIRE

SY3 8PJ

- Unique parcel of amenity land extending in total to approx. 0.65 acres (0.26 hectares) or thereabouts.
- Considered suitable for a variety of potential uses, subject to planning.
- Sought-after residential location off The Mount with convenient access to Shrewsbury Town Centre and other amenities.
- Available For Sale.
- Guide Price: Offers in the region of **£15,000** are invited for the freehold interest with vacant possession upon completion.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The land is located within an established and sought-after residential area of Shrewsbury just off the Mount, approximately 1 mile west of the town centre with convenient access to the main road network.

Description

This unique parcel of amenity land occupies an elevated position overlooking the River Severn and extends in total to approx. 0.65 acres (0.26 ha) or thereabouts with access off Shelton Lane via Mountwood Park.

Accommodation

	Acres	Hectares
Development Site Area	0.65	0.26

Services (Not Checked or Tested)

There are no services presently connected to the site. Interested parties are advised to make their own enquiries with the relevant utility companies as to possible connections to the site.

Guide Price

The property is offered For Sale by private treaty inviting offers in the region of **£15,000** for the freehold interest with vacant possession upon completion.

Planning

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

Overage Payment

In the event of the Purchaser or its Successors in Title securing planning permission for any type of development a further payment to the Vendor will be required.

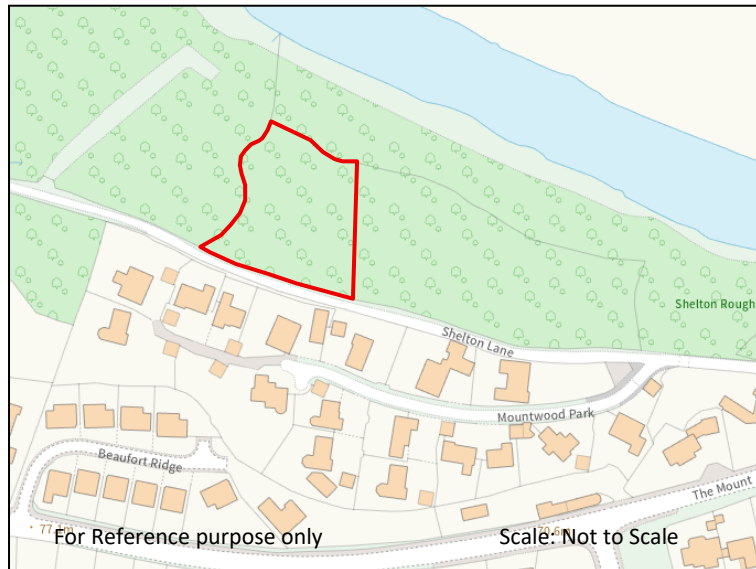
This overage payment will equate to 50% of the uplift in value as a result of securing the planning permission and will be payable within three months of receipt of the planning permission.

General Conditions and Contaminations

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use or development scheme proposed.

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.



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 the Vendor has not elected to charge VAT on the property.

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.

September 2025

TSR House

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Tel: 01743 243900 Fax: 01743 243999

Also at

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Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."