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

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, Mercian House, 9&10 Darwin Court, Oxon Business Park, Shrewsbury, Shropshire, SY3 5AL. Tel: 01743 243 900.

August 2025 / Amended November 2026

Important Notice **Towler Shaw Roberts is a trading name of Roger Parry & Partners LLP, Registered in England and Wales, No. OC312203. Regulated by RICS.** "These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts (or their joint agents where applicable). The property is offered subject to contract and 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 (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, give 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 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, consultant, member/partner or other representative of Towler Shaw Roberts/Roger Parry & Partners 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 (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."