



FOR SALE

Land at Greenfields | Market Drayton | Shropshire | TF9 3SL

Prime Residential Development Site extending to approx. 23.91 acres (9.67 Ha)

Outline planning permission granted for up to 250 dwellings



Land at Greenfields

Market Drayton
Shropshire
TF9 3SL

Summary

- Total site area of approx. 23.91 acres (9.67 Ha)
- Outline Planning Permission granted for up to 250 dwellings
- Prime location within walking distance of Market Drayton Town Centre with excellent road networks
- For Sale by Private Treaty – Price on Application

Location

This strategic residential development opportunity is located on the outskirts of Market Drayton, a popular north Shropshire market town bordering Staffordshire and Cheshire.

Market Drayton is the third largest market town in Shropshire with a population exceeding 12,000 and boasts excellent roads networks, positioned 15 miles from the M6 and 20 miles from the M54 and approximately 21 miles north of Shrewsbury (via A53) and 18 miles north of Telford (via A529).

Market Drayton is the home for Müller Yogurt & Desserts and for a number of other established companies with the Town offering a wide range of retail and other services serving a wide catchment.



Description

The site occupies a prime location having a main road frontage to the A53 Market Drayton Bypass. A further access from Greenfields Lane, via Hampton Drive, provides convenient access to the town centre within an established and ever expanding residential area with Morrison's Supermarket and the main Town Centre area close by. The site adjoins the Market Drayton Town Football, Tennis and Rugby Clubs.

This predominantly level site extends in total to approximately 23.91 acres (9.67 Ha) and is currently agricultural land neighbouring the new David Wilson Housing Development which is currently under construction.

Planning

The site benefits from outline planning permission granted by Shropshire Council (March 2018) for the residential development of up to 250 dwellings (Ref: 14/03782/OUT), subject to a Section 106 Agreement. Further details are available from the sole Selling Agents upon request.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6NG.
Tel: 0345 6789000

Services

We understand that all mains services are believed to be available within the vicinity of the site. Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary arrangements.

Tenure

The site is available on a freehold basis with the benefit of vacant possession on completion. Full details are contained within the Title information in the Data Room.

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.

Easements, Wayleaves and Rights of Way

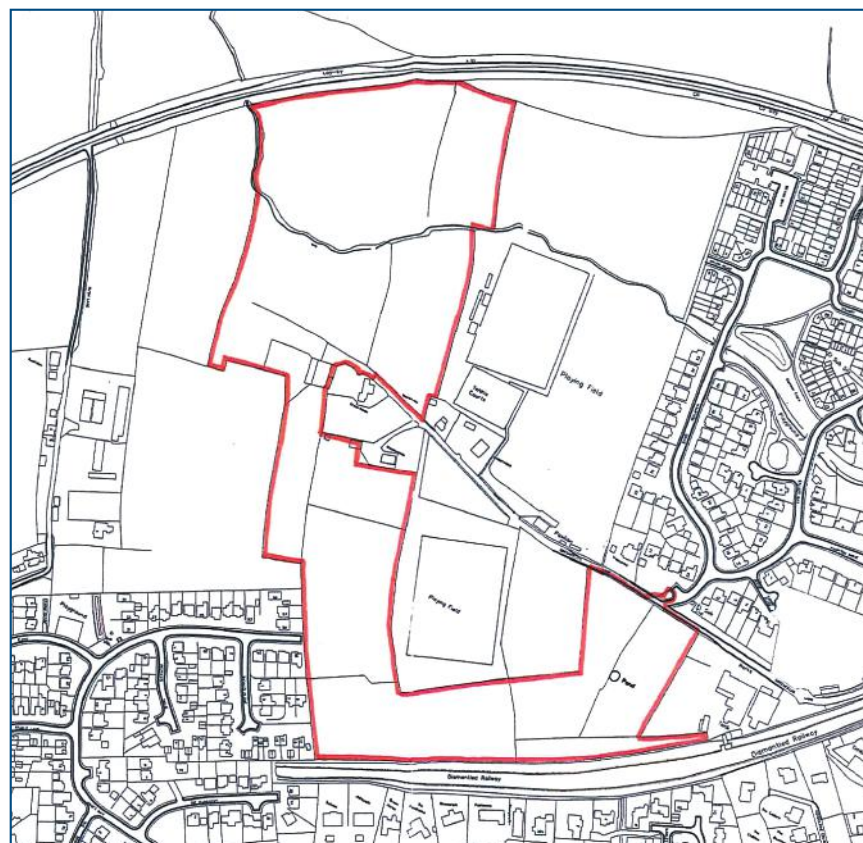
The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

Guide Price

Price On Application

Data Room

A Data Room containing all relevant sales documents and further information is available upon request from the Selling Agent.



Not to scale

For reference only



VIEWINGS

Strictly by appointment with the Sole Selling Agents,
 Towler Shaw Roberts LLP,
 TSR House, Brassey Road,
 Old Potts Way, Shrewsbury,
 Shropshire SY3 7FA
 Tel: 01743 243900

CONTACT

To undertake a site inspection
 or for further information contact:

01743 243900

Toby Shaw

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DISTANCES	
Destination	Miles
Shrewsbury	21
Birmingham	46
Manchester	54
London	168
Telford	22
Chester	33
Wrexham	28

Shrewsbury | Telford | Wolverhampton

Consumer Protection from Unfair Trading Regulations 2008

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