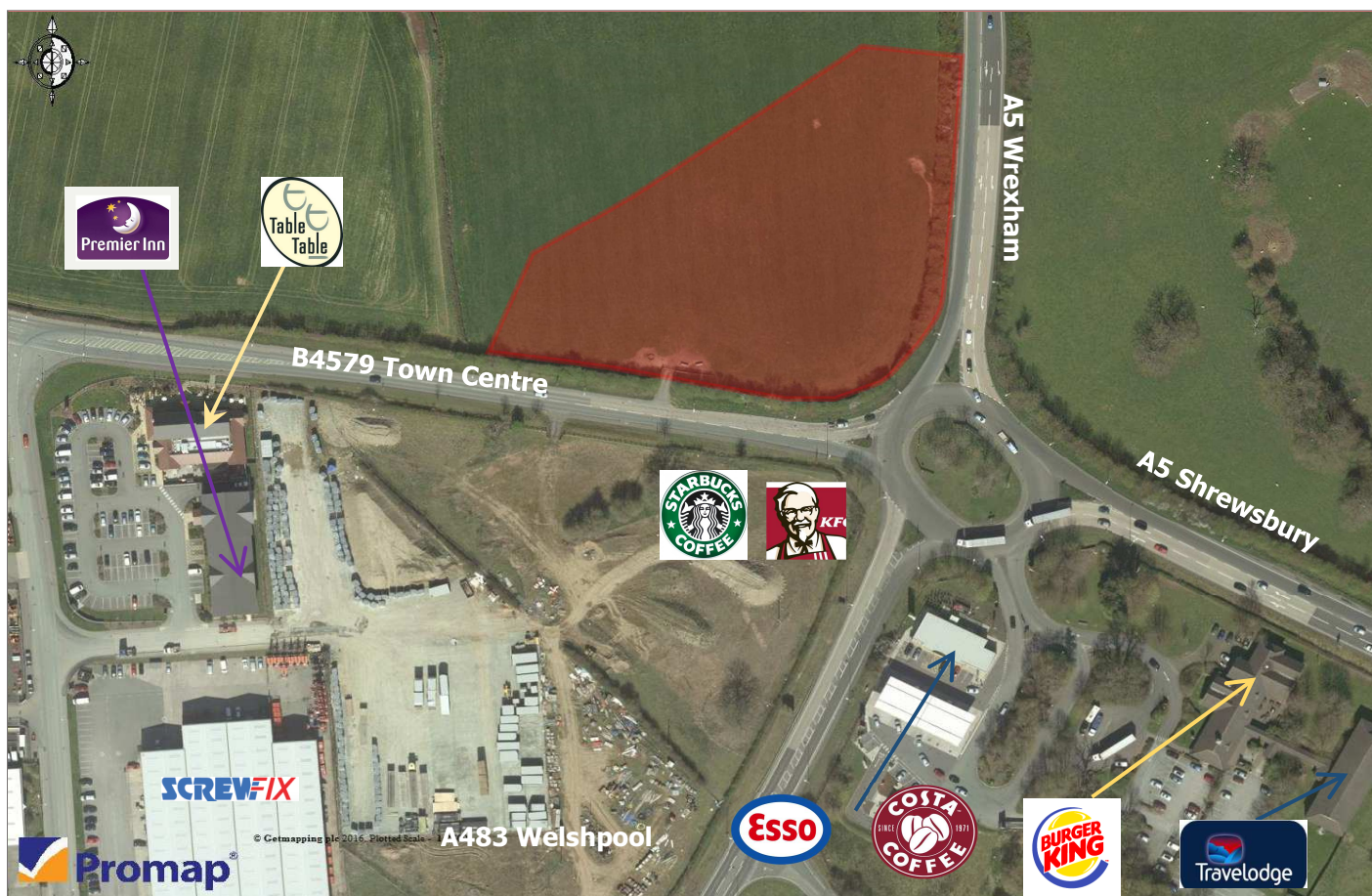


Development Land at Shrewsbury Road Oswestry, SY11 4JA

Offers Invited

For Sale

Subject to contract



Roadside Development Site on Approach to Oswestry

Possible Uses Include
Car Showroom/Restaurant/Trade Counter/Offices/Hotel

Area: Approx 3.5 acres

DESCRIPTION

The site comprises a parcel of development land totalling approximately 3.5 acres although smaller plots may be available.

SITUATION

The property is located on the Mile End roundabout/Shrewsbury Road, the main gateway into Oswestry. The Mile End roundabout area has become the premier commercial location in Oswestry with other occupiers including KFC, Starbucks, Costa, Premier Inn, Travelodge, Esso, Burger King etc.

The site sits on the A5, the main route between Chester (26 miles) and Shrewsbury (18 miles).

Oswestry is the third largest town in Shropshire, after Shrewsbury and Telford, with a population of approximately 37,000 although its catchment extends well into Mid/North Wales.

TENURE

The whole site or individual plots are available on virtual freeholds (999 ground lease).

SERVICES

It is understood that gas and mains water run along the front of the site, electricity and drainage are located nearby. Further details are available from Cooper Green Pooks.

ACCESS

Access to the site will be available from the B4579. A right of access across the main estate road will be reserved in favour of the land to the North/West of the site.

COSTS

Each side to pay their own legal costs in respect of the transaction. A deposit to cover seller's potential abortive legal costs may be required.

TOWN PLANNING

The property falls within the commercial element of the Oswestry Sustainable Urban Extension and therefore uses such as car showroom, trade counter, leisure, office, hotel etc. are considered suitable subject to local planning authority advice and planning approval.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND 0345 678 9000

VAT

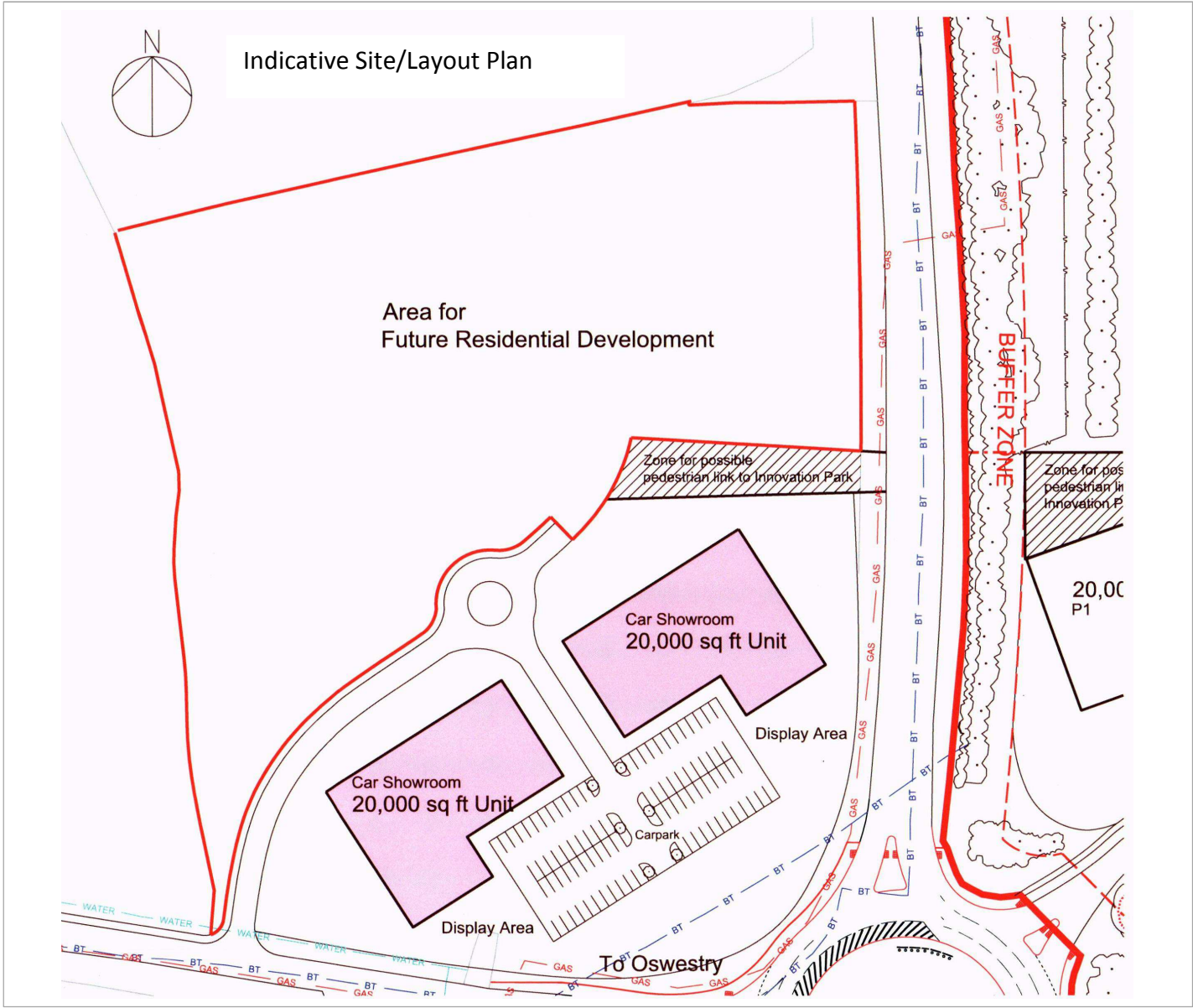
All rents and any prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that there is no VAT payable on the purchase price.

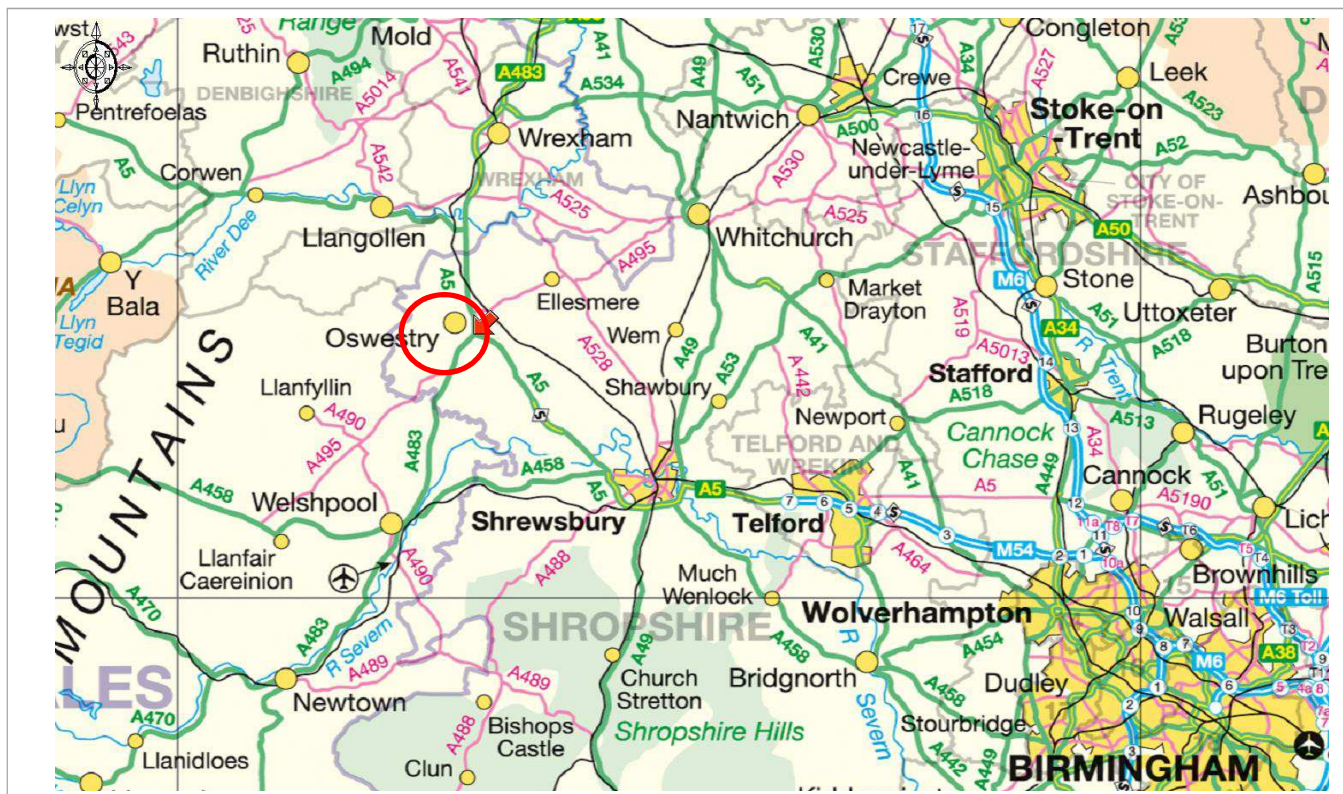
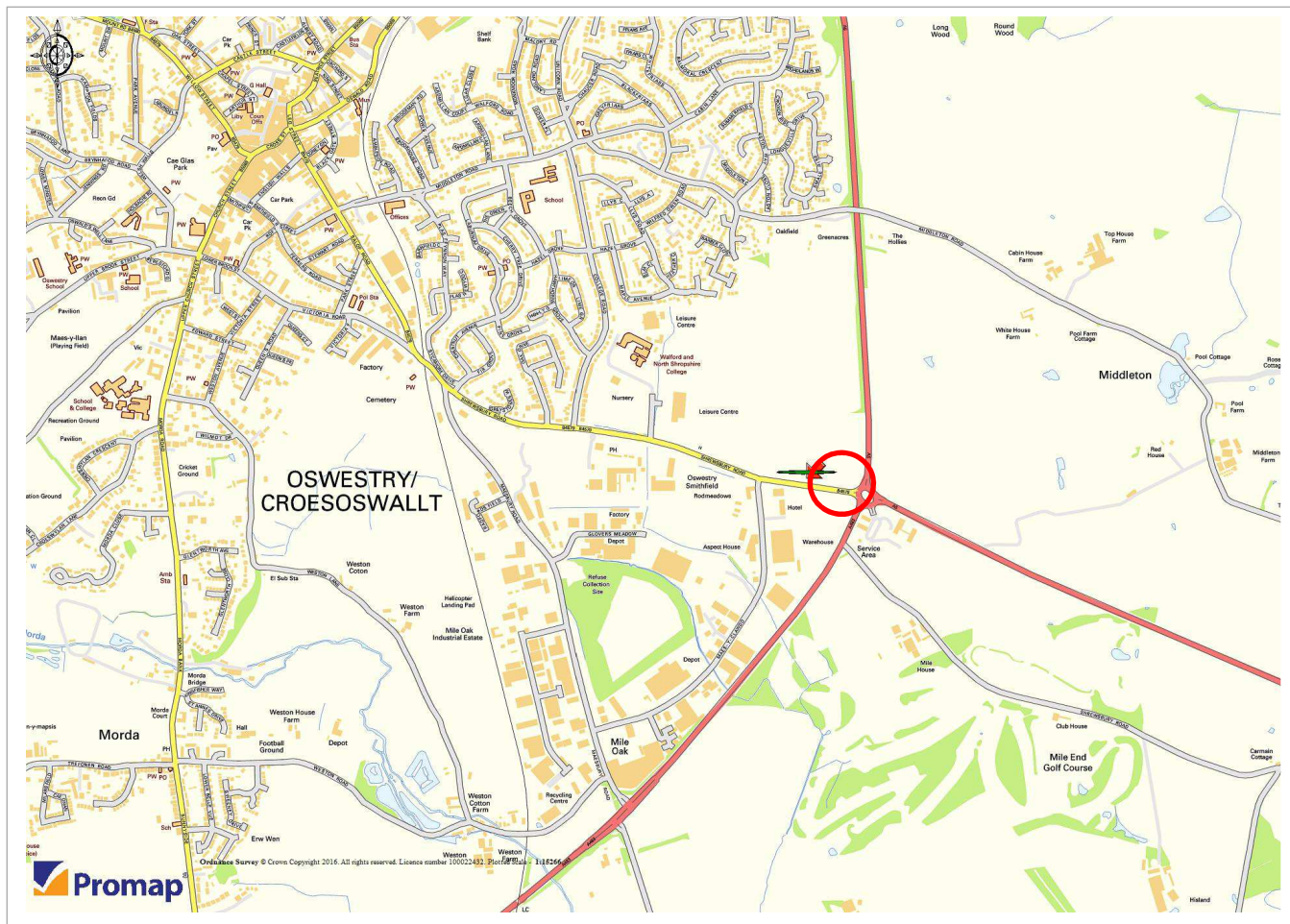
EPC

Not Applicable.

VIEWING

By arrangement with Cooper Green Pooks – ask for Alessio Dyfnallt 01743 276 666





RICS

Regulated by RICS

IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.