

LAND WITH COMMERCIAL DEVELOPMENT  
POTENTIAL CURRENTLY PROVIDING CAR  
PARKING FOR UP TO 5 CARS

SMITHFIELD ROAD, SHREWSBURY  
SY1 1PW

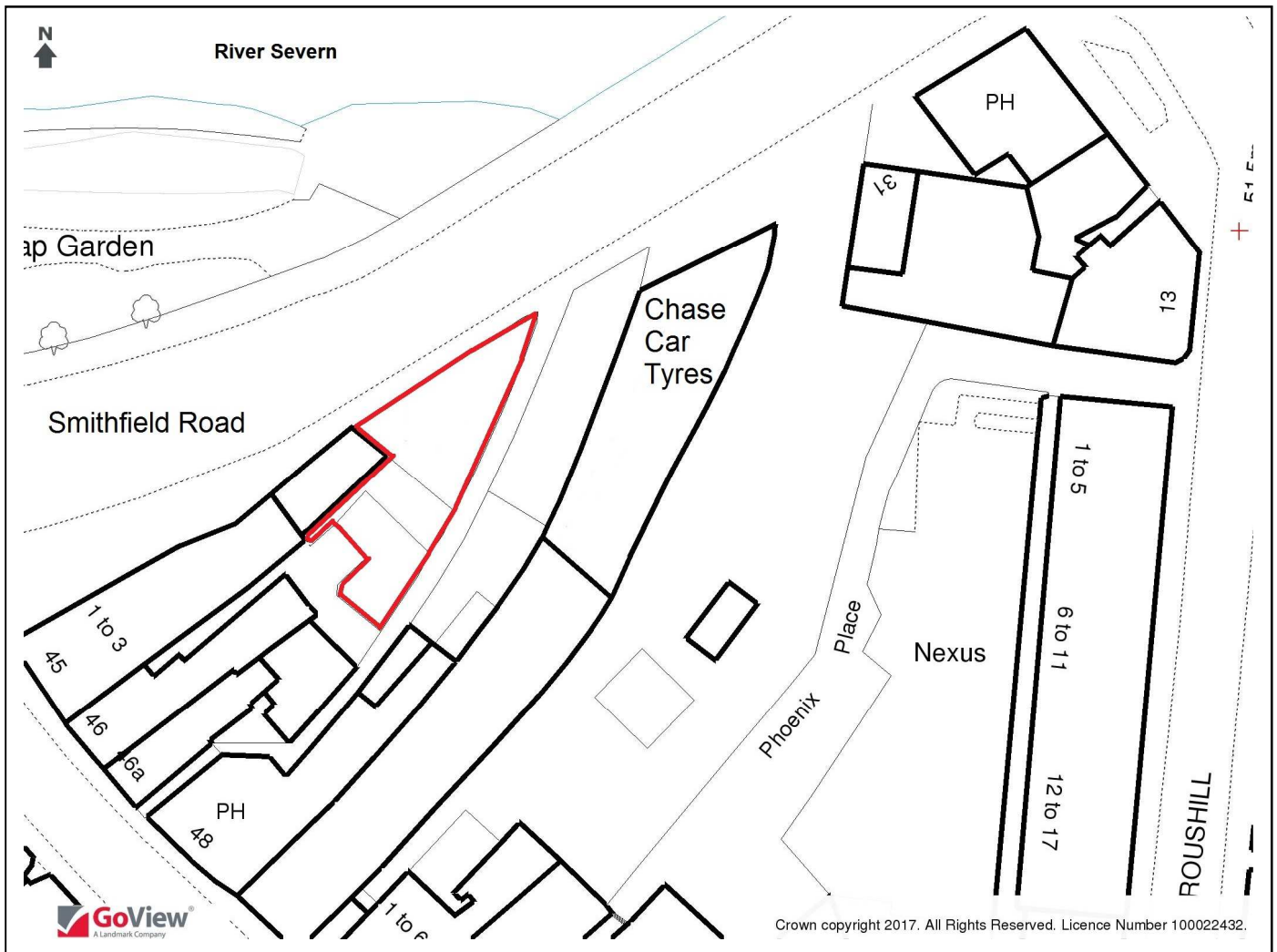
Guide Price £120,000 region



**Centrally located parcel of land extending to approximately 200 square metres, currently used as car parking for up to 5 cars.**

The site has potential for commercial development subject to planning permission. .

Please contact Harry Belshaw on 01743 276642 if further information is required.



## FUTURE DEVELOPMENT

The land will be sold on the basis that should a buyer obtain planning permission to develop the site for residential use within the next 20 years, the current owner will be entitled to a further payment of £500 per square metre of Gross Internal Floor area built on the site, excluding garage/parking areas. No further payment will be payable in respect of commercial development. Because the site is at risk of flooding during extreme floods, it would be difficult although not necessarily impossible to obtain planning permission for residential development.

## VAT

No VAT is payable on the purchase price.

## SERVICES

No services are currently connected to the land.

## VIEWING

The site can be viewed from the adjoining pavement. If prospective buyers wish to go onto the site, the gate is generally unlocked during the day. Great care should be taken whilst opening the gate (it has to be lifted to unbolt), and buyers do so entirely at their own risk. The gate should be closed and bolted again on leaving.



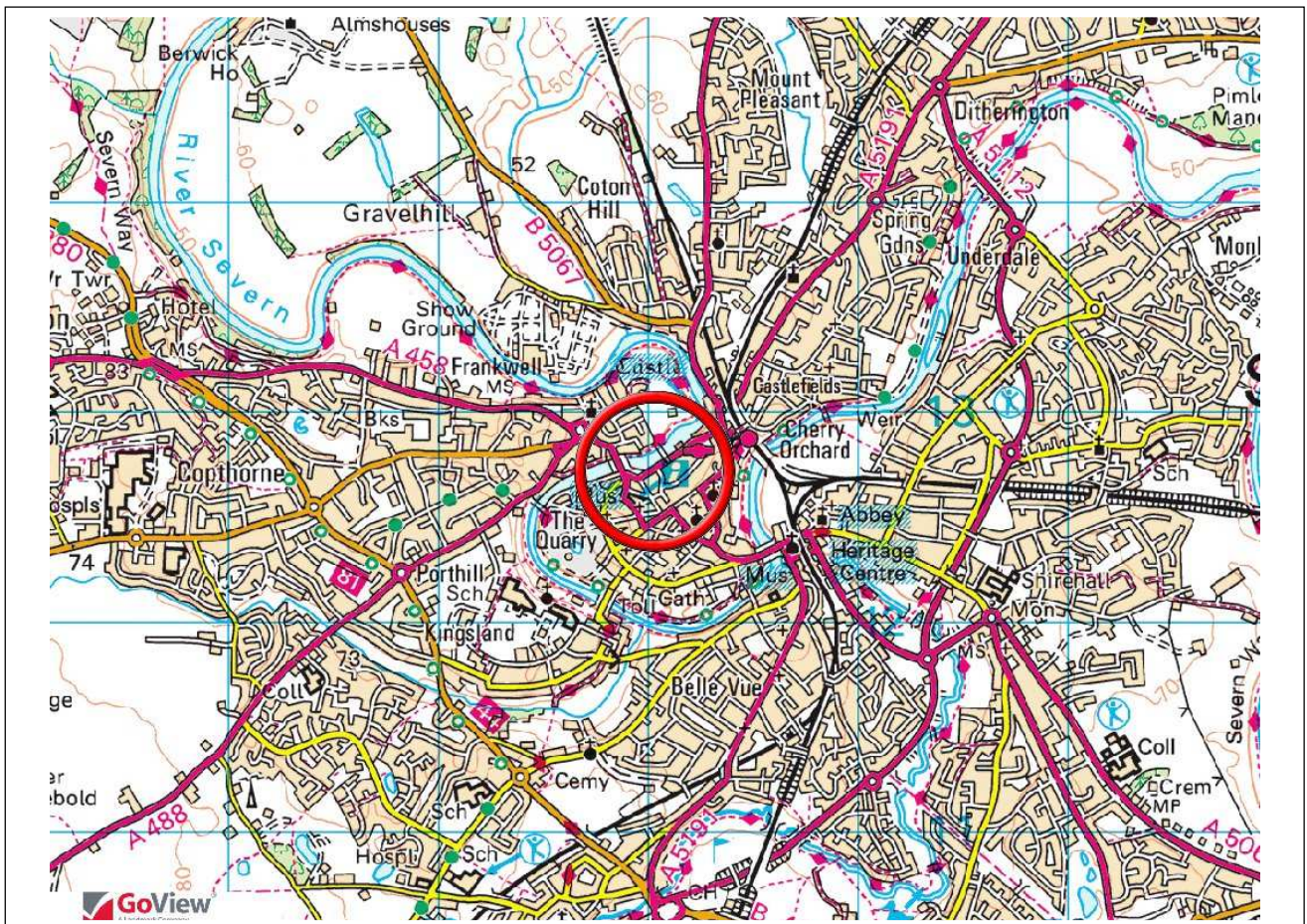
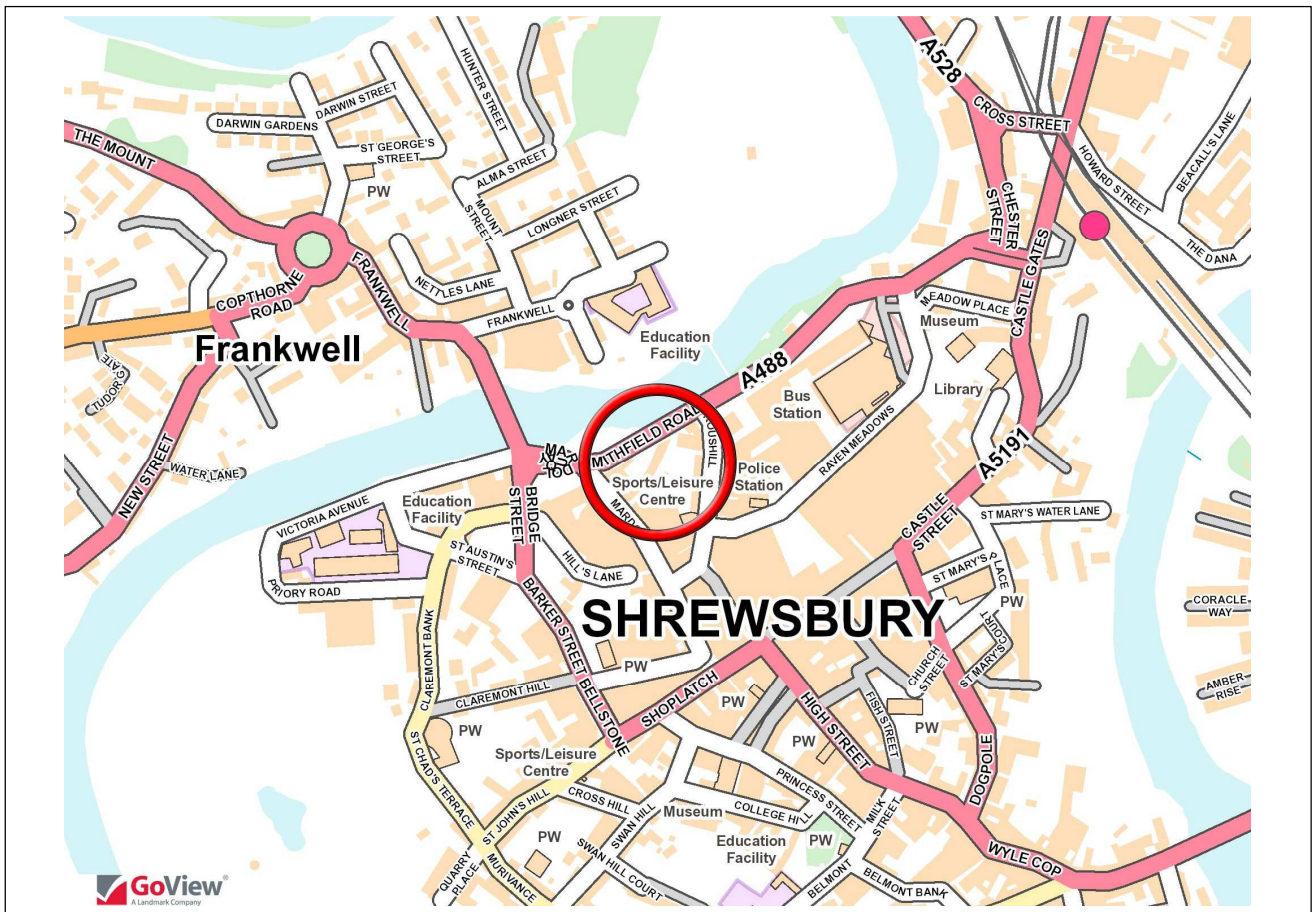


**LOCAL AUTHORITY**

Shropshire Council  
The Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

0345 678 9000





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