

Development Land at Welshpool Road, Bicton Shrewsbury, SY3 5AD

Offers Invited

For Sale

Subject to contract



Commercial & Residential Roadside Development Site
on Approach to Shrewsbury

Plot 1: Possible Uses Include Retail/Medical/Showroom
Restaurant/Trade Counter/Offices/Hotel – 2.85 Acres

Plot 2: Residential Uses – 1.4 Acres

Total Area: Approx 4.25 acres

DESCRIPTION

The site comprises two parcels of development land being suitable for a mix of commercial and residential uses. Plot 1 is primarily zoned for commercial uses and totals approximately 2.85 acres while Plot 2 is zoned for residential use and totals approximately 1.5 acres.

SITUATION

The property is located on Welshpool Road (A458), a main arterial route on the Western side of Shrewsbury and running towards Shrewsbury Town Centre. It is also minutes from the A5 ring road leading to Chester (40 miles), Welshpool (17 miles) and Birmingham (50 miles).

The commercial land has frontages to Welshpool Road and Little Oxon Lane with a local neighbourhood centre anchored by the Co-Op supermarket and Shrewsbury Park & Ride opposite.

The residential land fronts Welshpool Road, the surrounding area is mostly given over to housing.

Shrewsbury is the county town and principal administrative centre for Shropshire with a borough population of about 90,000 and a significant catchment extending into Mid Wales of around 200,000 people.

TENURE

The land is available as a whole or two individual plots, the commercial land is available on a virtual freehold (999 ground lease) and the residential land available on a freehold basis.

SERVICES

It is understood that gas, electricity, mains water and drainage are either located at the site or nearby. Further details are available from Cooper Green Pooks.

ACCESS

It is proposed that vehicular access into the site will be from Little Oxon Lane to serve both plots. Additional access for Plot 2 in particular may be obtained from Welshpool Road at the Eastern end of the site, subject to agreement with the Local Highways Authority.

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.

Section 106 contributions towards the development of the Oxon Link Road will be applicable to both plots. Details available from Cooper Green Pooks.

TOWN PLANNING

The site falls within the newly adopted Masterplan for the Shrewsbury West Sustainable Urban Extension, a major development area on the Western side of Shrewsbury. The proposal will deliver 750 dwellings, expansion of the Oxon Business Park (offices) while there is provision for a healthcare campus as well as various commercial uses such as retail, industrial, trade counter, restaurants etc. Further details are available at www.shrewsburywest.org.

There may be a requirement to provide a number of parking spaces on Plot 2 to serve one of the local community facilities.

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.

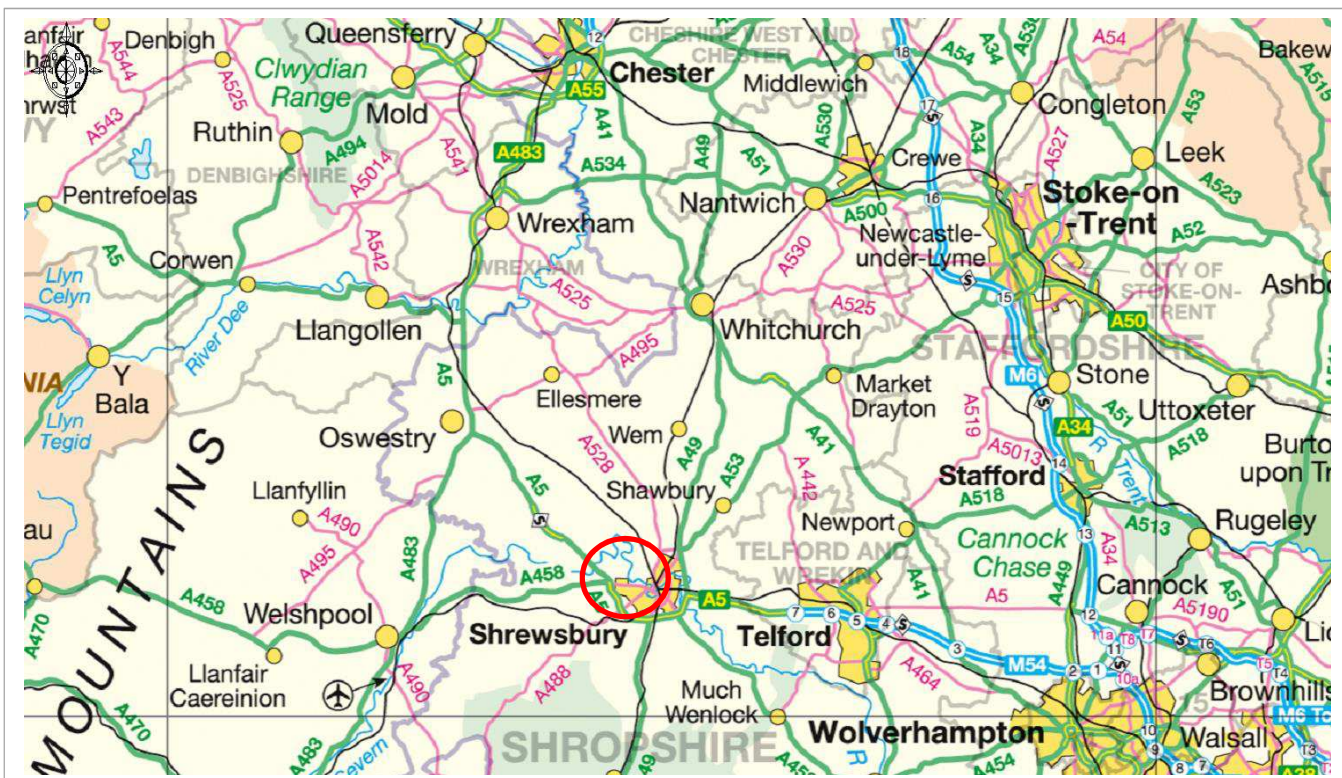
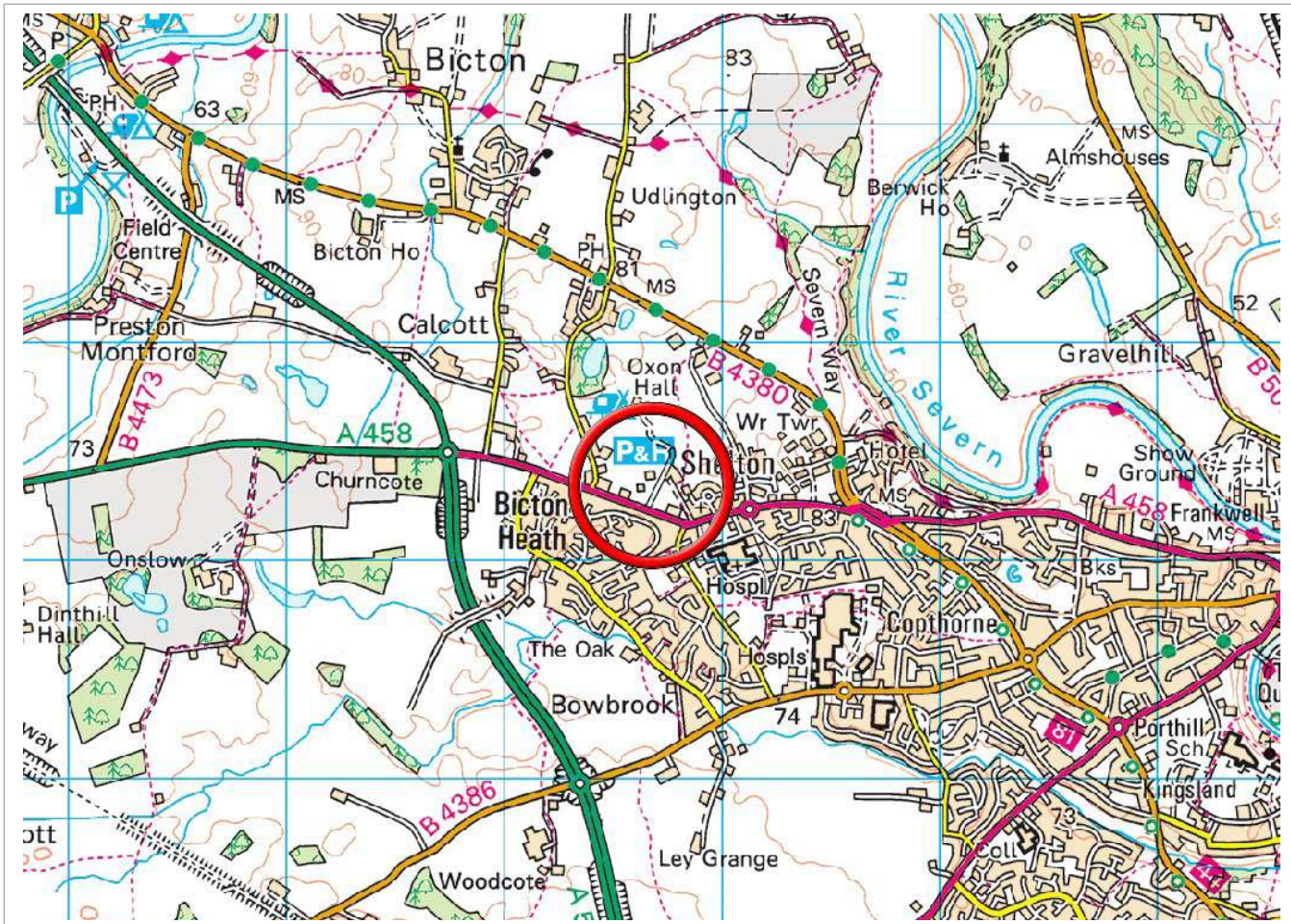
EPC

Not Applicable.

FURTHER INFORMATION

Cooper Green Pooks – Alessio Dyfnallt 01743 276 666





RICS

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