

FOR SALE

Halls¹⁸⁴⁵

COMMERCIAL

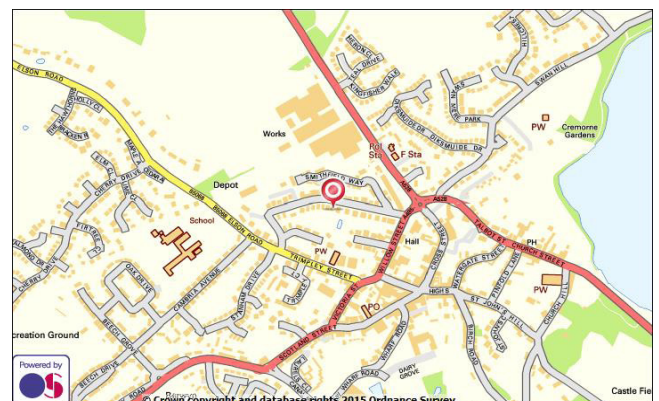
DEVELOPMENT SITE

Brownlow Road, Ellesmere, Shropshire, SY12 0BA



- Residential development site
- Total Site Area approx 4.35 acres
- Outline planning permission with indicative layout for 57 units
- Historic former station building for conversion
- Popular residential locality

Guide Price : £1,550,000



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Description

Halls are favoured with instructions to offer this superb development opportunity for sale by private treaty.

The Development Site is extremely well situated, extending to approximately 4.35 acres, with Outline Planning Permission (subject to Section 106) for 57 units (indicative), together with an interesting and substantial former station building (approx. 6,800 square feet gross) which has immense potential for an impressive conversion into multiple units, situated close to the centre of the North Shropshire lakeland town of Ellesmere.

The land is approached from Brownlow Road through an existing access leading to a level site with all services, we are informed, available on site. (Subject to normal connection charges).

The site has been predominantly cleared apart from the Grade II Listed former station building, which offers further potential for an individually designed conversion into potentially 8 additional units (subject to planning permission and Listed Building consent). An indicative plan showing 8 apartments is available for inspection, if required.

Properties on this interesting and particularly conveniently situated development will surely be sought after and Halls, the sole Selling Agents, have no hesitation, whatsoever, in recommending this first class development opportunity for an immediate inspection.

Situation

The land is situated off Brownlow Road within walking distance of the centre of the popular North Shropshire lakeland town of Ellesmere. Ellesmere has an excellent range of local shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles) all, of which, have a more comprehensive range of amenities of all kinds.

Accommodation

(All measurements are approximate only)

Approximate Total site area

Extending to approximately 4.35 acres, with Outline Planning Permission (subject to Section 106), indicative site layout for 57 units, together with an interesting and substantial former station building (approx. 6,800 square feet gross)

Planning

We are informed that outline planning permission has been granted (subject to the completion of a 106 Agreement). The description of development reads as follows: "Outline application (all matters reserved) for mixed residential development, formation of estate roads". The site layout, scale, landscaping and appearance are all reserved for future consideration under a reserved matters application.

However, an indicative site layout included with the application shows a layout including 57 new units on the site (this excludes the former station building).

Planning application number 14/01744/OUT.

N.B.

The former station building itself and a sizeable area to the front do not form part of the application site.

Affordable Housing

The scheme will be required to contribute towards affordable housing in accordance with policy CS11 of the Adopted Core Strategy. The level of contribution would need to accord with the requirements of the SPD type and affordability of housing and the prevailing housing target rate at the time of reserved matters application.

A copy of the draft Section 106 Agreement is available for inspection, if required.

Community Infrastructure Levy

CIL contributions will be applicable, dependant upon the total floor areas of the proposed dwellings. The current charging schedule for Ellesmere town is £40 per square metre.

Available Documentation

The approved planning application was supported by various documentation including the following:

Design & Access Statement

Location Plan

Indicative Block Plan

Preliminary Geoenvironmental Assessment (produced 2008)

Additional Geoenvironmental Assessment (produced 2015)

The above documentation can be obtained from the Selling Agents or downloaded from the Shropshire Council Online Planning Register at: www.shropshire.gov.uk

Services

It is understood that mains water, gas, drainage and electricity are available on site. However, all interested parties should satisfy themselves in respect of the provision, capacity and sustainability of all services, either on or off site.

Boundaries, Roads and Fences

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

Rights of Way

The development site will be sold subject to any wayleaves, public or private rights of ways, easements and covenants, and all outgoings whether mentioned in these sale particulars or not.

Guide Price

Offers in the Region of £1,550,000

Tenure

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

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Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Telephone: 0345 678 9000

Financial Act 1989

Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

01743 450 700

or Halls Ellesmere Office: Allen Gittens / Jon Quinn

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com

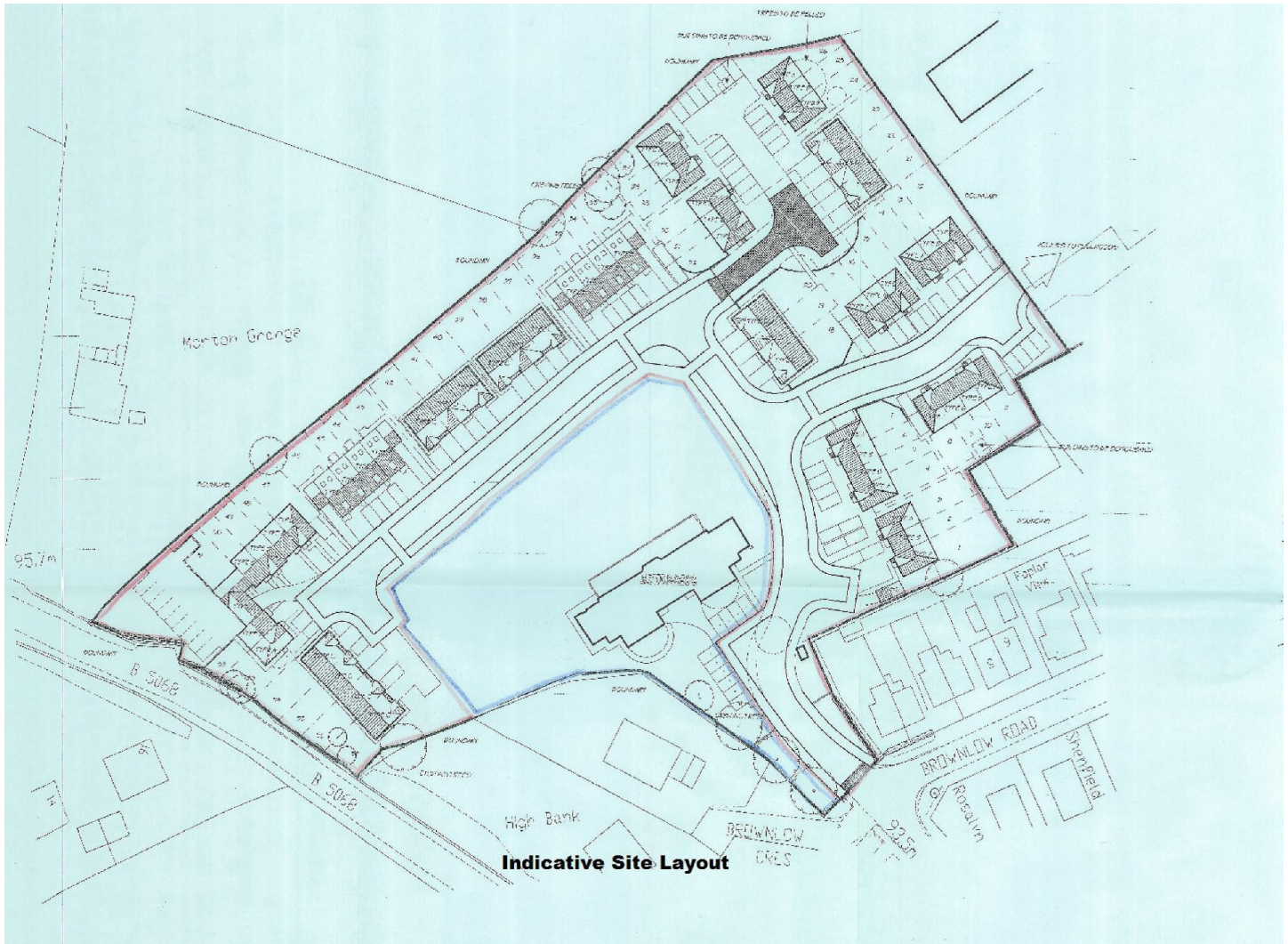
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