

FOR SALE

LAND AT OAK STREET, OSWESTRY,
SHROPSHIRE, SY11 1LW

Halls¹⁸⁴⁵
COMMERCIAL



Image of the Proposed Development

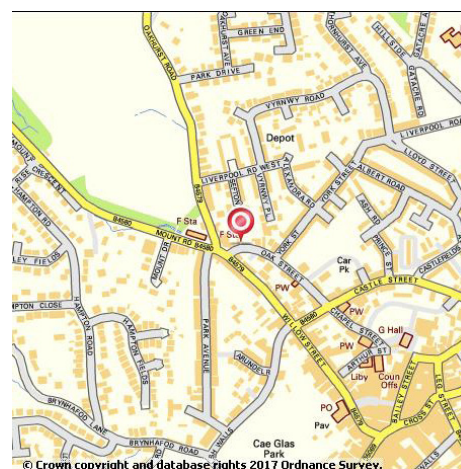
PRIME RESIDENTIAL DEVELOPMENT SITE IN THE TOWN OF OSWESTRY WITH PLANNING PERMISSION FOR 24 APARTMENTS SUBJECT TO NO CIL PAYMENTS

An opportunity to buy an attractive well located
residential development site in a sought after residential
area of Oswestry

Planning consent for 24 Apartments (which has been
initiated by the vendors)

No CIL charges relating to the development.

Completed Section 106 agreement - There is the ability to vary
existing planning consent subject to statutory consents.



Price: Offers in excess of £500,000 (five hundred thousand pounds)
(exclusive)

halls.gb.com

01743 450 700

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Residential Development Site With Planning Permission For 24 Apartments Oak Street, Oswestry, SY11 1LW

LOCATION

The prime residential development site is located fronting onto Oak Street in the Town of Oswestry.

Oak Street is located in easy walking distance of the town centre and access to all the local amenities.

Oswestry is an established market town and administrative centre serving the north west of Shropshire.

Oswestry is located approximately 15 miles from Shrewsbury and 27 miles from Chester

Oak Street comprises of an established residential quarter of the Town of Oswestry.

DESCRIPTION

The site has a site area of approximately 0.541 acres (0.208 hectares) and provides a cleared development site which is access directly off Oak Street.

The site benefits from planning consent under Planning Reference Number OS/04/13076/FUL for the development of 24 Apartments on the site. The planning consent has been initiated by the vendor by the construction of the foundations in part of the site.



ACCOMMODATION

(All measurements are approximate)

Total Site Area 0.541 acres(0.208 hectares)

PLANNING

Prospective purchasers should make their own enquiries to the local authority.

The site benefits from planning consent for 24 apartments under planning reference number OS/04/13076/FUL.

The current scheme of apartments of apartments are fairly generous in size and comprise of: 2x1 bed, 21x2 bed and 1x3 bed.

The development scheme could potentially offer private courtyard with gated access to owners parking.

The planning consent has been initiated by the construction of the foundations, there are no CIL payments in respect of the site and a Section 106 Agreement has been signed and completed and is available from the selling agent.

Further information is available from the selling agent upon request.

SERVICES

(Not tested at the time of our inspection)

Water, electricity and drainage available for connection to the property, subject to normal connection charges.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in respect of the transaction.

VAT

It is understood that the property site is not subject to VAT.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

FINANCIAL ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction. The property is not elected for VAT.

VIEWING

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

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Rebecca Welch
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RICS

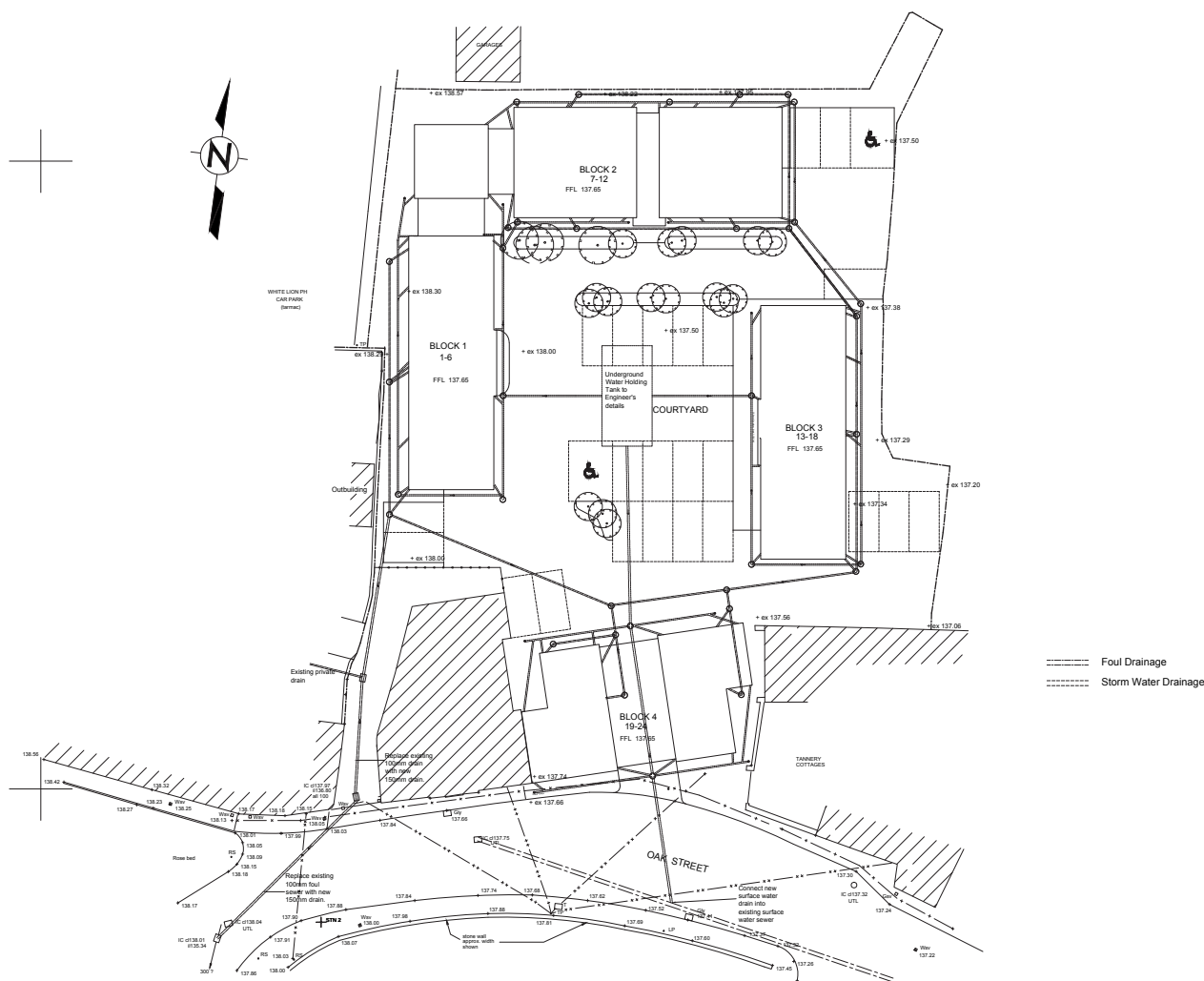
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