



Helping *you* move



Plot 5 Ash Magna, Whitchurch, SY13 4DR

A fantastic opportunity to purchase a single building plot located in a popular village location and having full planning permission which has been implemented, for a four bedroom detached house . Outline Planning Permission Application Number 14/03484/OUT and Reserved Matters Approval Number 18/01586/REM. The plans are for a four bedroom split level detached house with garage and the plot is situated in the village of Ash Magna, within walking distance of The White Lion pub/restaurant.

Offers In Region Of
£150,000

Plot 5 Ash Magna, Whitchurch, Shropshire, SY13 4DR

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Overview

- Single Building Plot
- With Full Planning Permission which has been implemented.
- For a Four Bedroom Detached House with Garage
- Outline Planning Permission Number: 14/03484/OUT:
- Reserved Matters Approval Number: 18/01586/REM
- Popular Village Location



LOCATION

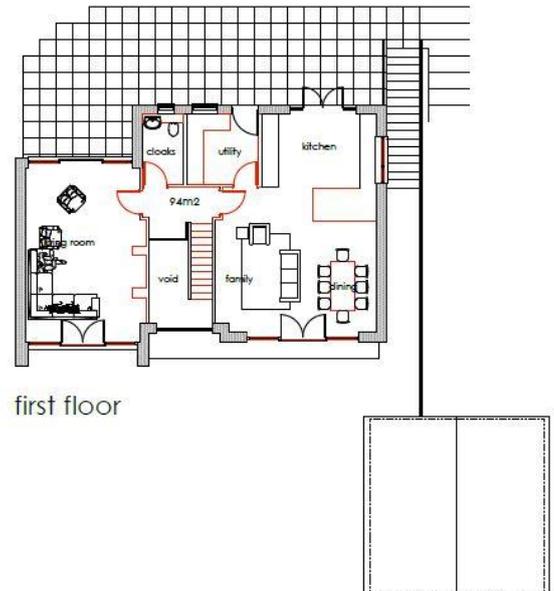
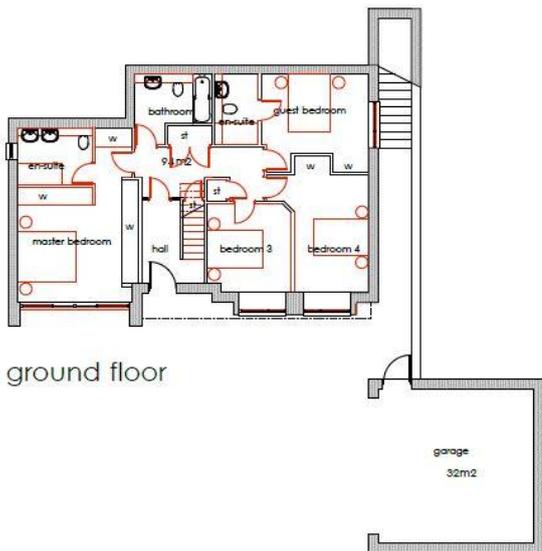
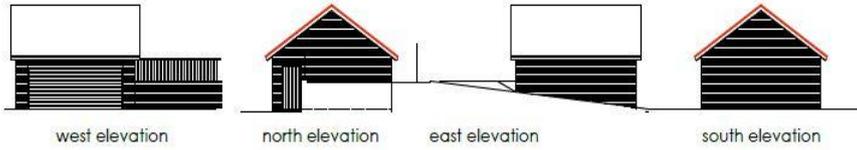
The plot is situated in the village of Ash Magna with a local inn, village hall, church, tennis court and bowling green. The historic North Shropshire market town of Whitchurch is approximately 2 miles away and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. From Whitchurch the larger centres of Shrewsbury, Chester, Crewe, Wrexham and Telford are between 16 to 22 miles approximately.



PLANNING

Shropshire Council granted Outline Planning Permission, subject to conditions, for residential development (some affordable housing) and associated amenity space. Application No. 14/03484/OUT. Date of Decision 7th April 2017. Shropshire Council also granted Reserved Matters Approval, subject to conditions, for erection of 6 no. dwellings and renovation of 'The Smithy' to include access, appearance, layout, scale and landscaping. Date of Decision 31st July 2018. Copies of the Decision Notices are available from our office on request. Full plans also available to view.

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2023 sqft

CIL

In addition to the purchase price the purchaser will be responsible for the following cost, payable to the council: CIL (Community Infrastructure Levy) currently £21,545.74

TENURE

We are advised that the plot is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Planning Department, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9004

SERVICES

We are advised that mains electricity and drainage will be available for connection at the plot boundary.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From the centre of Whitchurch proceed in a southerly direction towards Shrewsbury, travel over the roundabout adjacent to Dodington Lodge Hotel and continue to the next mini roundabout (after Sir John Talbots School). At this roundabout turn left towards Nantwich, then take the right hand turn to Ash. After entering the village you will find the property on the left hand side after a short distance past the war memorial.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB, Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

PLANS

Plans provided are indicative and not to scale

METHOD OF SALE

For Sale by Private Treaty.

WH29141 24062021

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: whitchurch@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.