

## 7 Acre Development Site

Adjacent to new Morrisons foodstore

Development Plots  
**AVAILABLE**



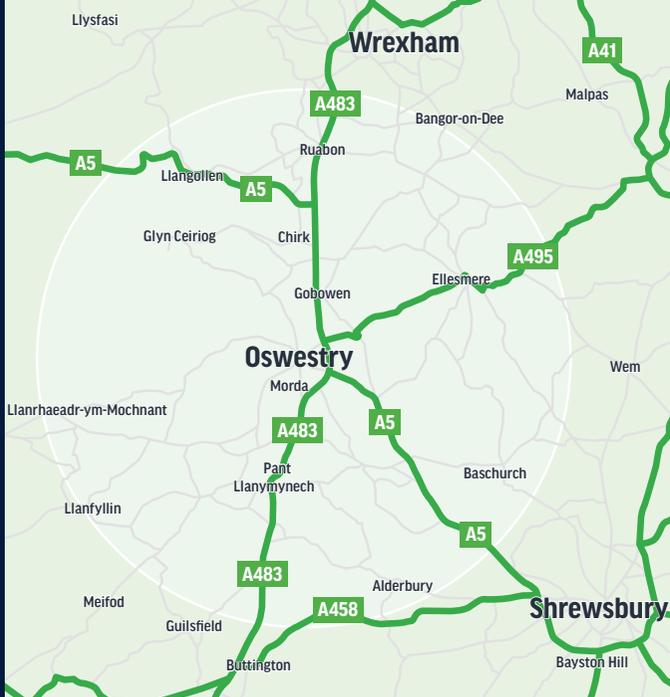
**40%**  
now exchanged  
or under offer

# Smithfield Park

SHREWSBURY ROAD, OSWESTRY, SY11 4QA

### Suitable For A Variety Of Uses:

Retail / Gym / Trade Counter / Commercial / Car Showroom



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OSWESTRY, SY11 4QA

## Demographics

The 2011 Census recorded the population as 17,105 with a forecasted population of 23,200 by 2026. The 15 minute drive time catchment for the site is 44,000. The district population is approximately 37,000 rising to over 130,000 within 12.5 miles of the town centre. The Shropshire Local Plan Review Consultation November 2018 identified a major mixed use urban extension to south-east Oswestry.

## Location

Oswestry is the largest market town in Shropshire, situated 15 miles south of Wrexham and 20 miles north west of the county town of Shrewsbury. The town is situated at the junction of the A5, A483 and A495 with the A5 providing direct access to the M54 and national motorway network. The site is approximately 1 mile to the south east of the town centre on Shrewsbury Road and 0.5 miles to the west of the major junction of the A5 and A483 which attracts 9.8 million vehicle movements per annum.

The site occupies a very prominent location opposite Walford and North Shropshire College, and Oswestry Leisure Centre. Other nearby retailers include Premier Inn with Table Table pub restaurant, KFC and Starbucks.

Adjoining the site, Morrisons have completed a new 47,000 sq ft store with petrol filling station which opened in October 2019.



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## Planning

Morrisons have secured outline planning permission (Shropshire Council ref: 19/05325/OUT) to include; retail/restaurants/ takeaway, business/industrial, gym, and car showroom. However, interested parties should satisfy themselves over the prospects for their proposed schemes.

A new roundabout access point has been developed as part of the Morrisons scheme.

## Data Room

Please contact the joint agents to access the data room.

## Environmental

Morrisons will provide a new access road and fully serviced plots. Interested parties will be required to satisfy themselves as to any environmental issues affecting the site.

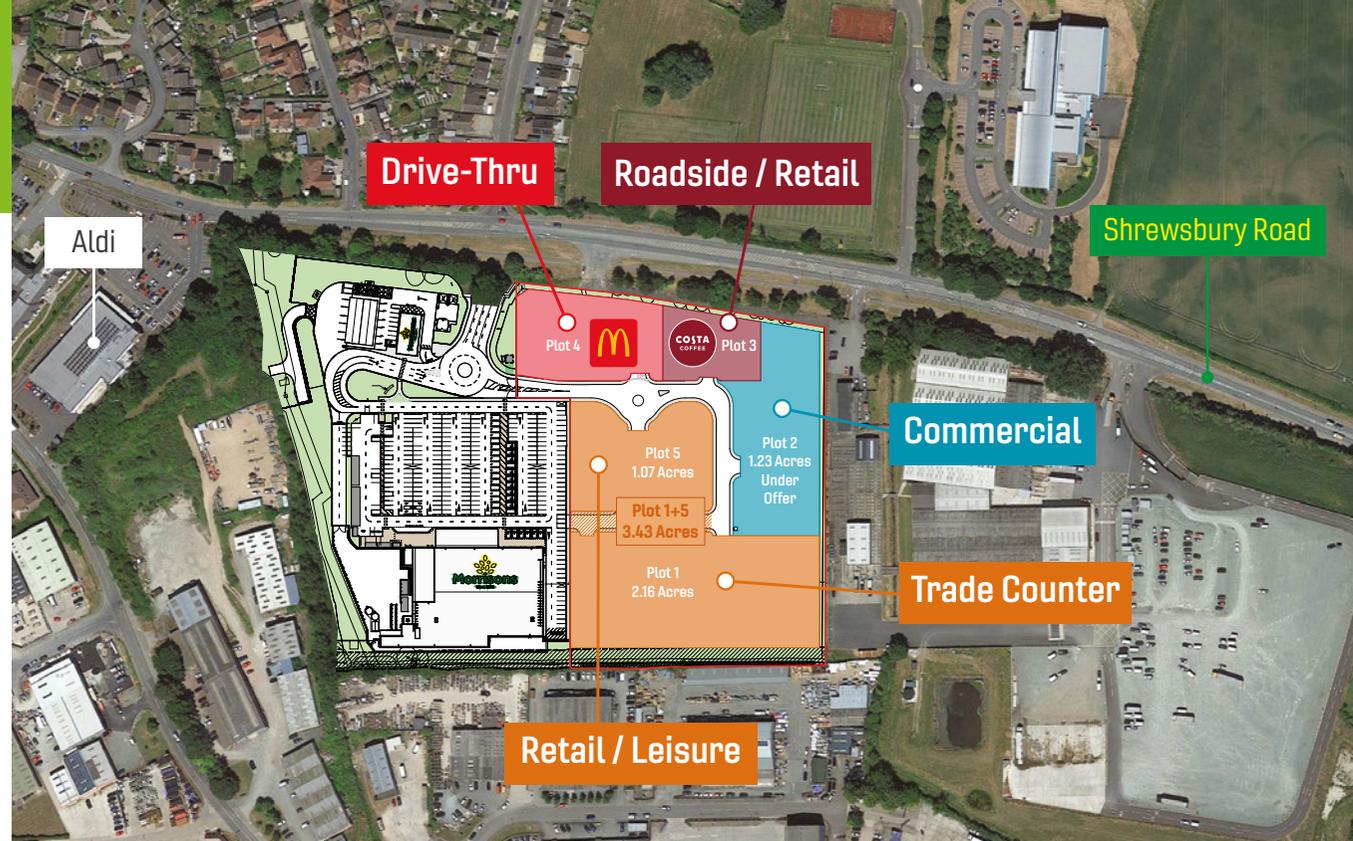
## Tenure

Sites for sale under a 150 year lease or occupational lease by negotiation.

Tenant Information Pack available on request.

## Legal Costs

Each party is responsible for their own legal costs incurred in any transaction.



## VAT

Value Added Tax will be charged at the prevailing rate.

## All Enquiries

The site will be available in early 2022.

Expressions of interest are sought from both occupiers and developers to purchase a long leasehold serviced plot or completed unit.

All parties should contact the joint agents.

## Contact Information

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