

FOR SALE
ALL ENQUIRIES

COMMERCIAL LAND



**PRICE:
OFFERS IN
EXCESS OF
£585,000
(EXCLUSIVE)**

COMMERCIAL LAND OF APPROXIMATELY 3.904 ACRES (1.58 HECTARES) WITH OUTLINE PLANNING CONSENT FOR COMMERCIAL USE

LAND WEST OF GRANGE ROAD, ELLESMERE, SHROPSHIRE SY12 9PX

- Located fronting onto Grange Road on the edge of the town of Ellesmere
- Total Site Area 3.904 acres (1.58 hectares)
- Outline planning consent for commercial use
- Suitable for a variety of commercial uses
- A rare opportunity to acquire planning consented commercial land

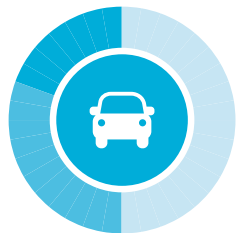
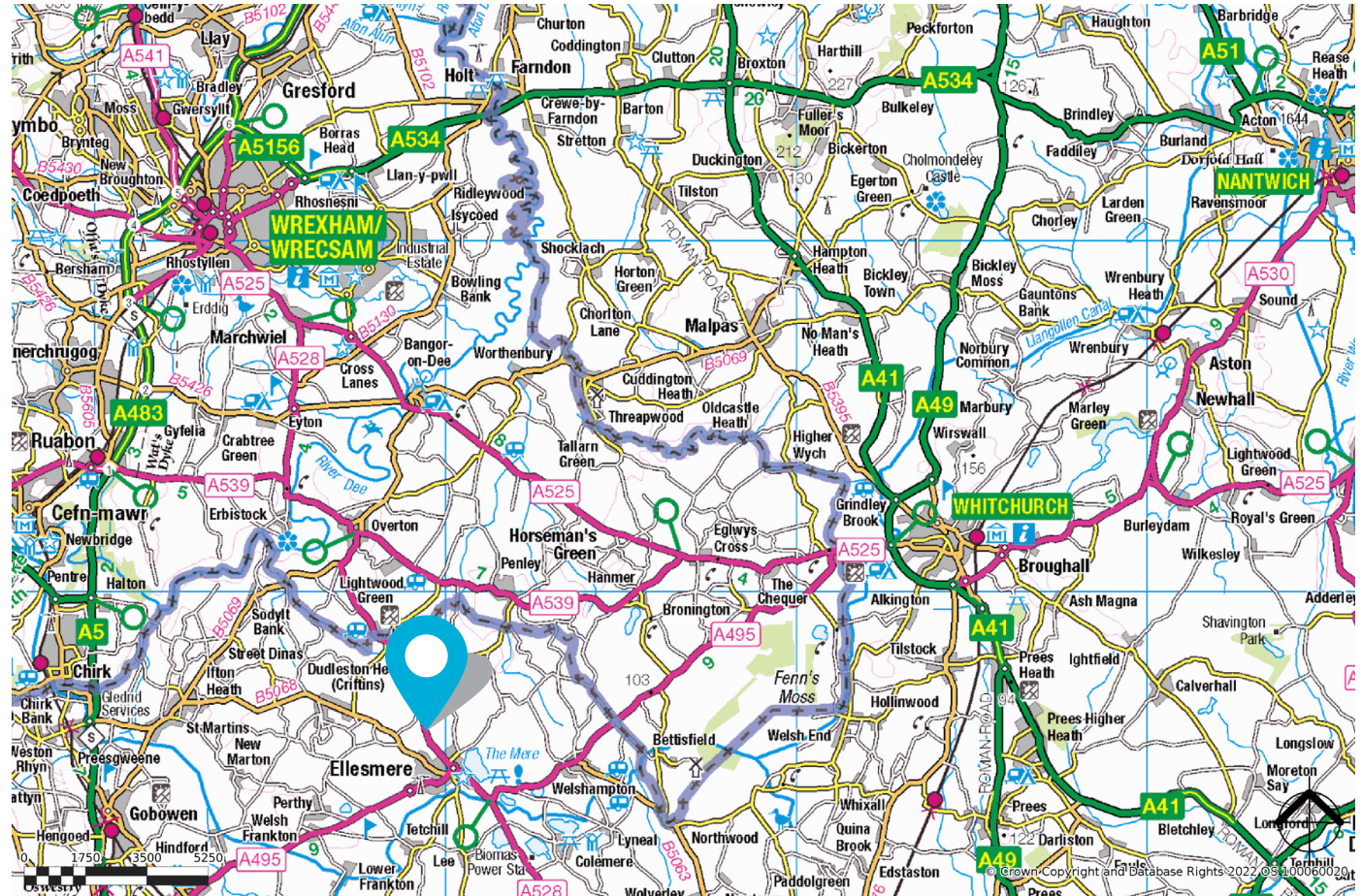
LOCATION

The land is situated fronting onto Grange Road(A528) on the edge of the town of Ellesmere. The land is accessed directly from Grange Road and is located on the western side of the road adjacent to the electricity substation.

The land is situated approximately 0.5 miles from Ellesmere Town Centre where all local amenities are available.

Ellesmere has an excellent range of local shopping, recreational and educational facilities and is a noted centre in the leisure industry due to its well known meres, canals and walks. The town is also located approximately 8 miles from Oswestry, 16 miles from Shrewsbury and 24 miles from Chester.

The A5 trunk road is only approximately 6 miles away, giving excellent access north to Wrexham, Chester and the north-west, and also south to Shrewsbury and Telford, and the West Midlands.



OSWESTRY

8 MILES

SHREWSBURY

16 MILES

CHESTER

24 MILES



DESCRIPTION

The property comprises of currently agricultural land benefiting from outline planning consent under Planning Reference 21/05802/OUT for commercial employment use falling within Use Class B1,B2 and B8.

The land is to be accessed by a new access from Grange Road and provides a Total Gross Site Area of approximately 3.904 acres (1.58 hectares).

ACCOMMODATION

(All measurements approximate)

TOTAL SITE AREA 3.904 ACRES (1.58 HECTARES)

PLANNING

Prospective purchaser to make their own enquiries.

The land benefits from Outline Planning Consent under Planning Reference 21/05802/OUT for commercial employment use falling within Use Class B1,B2 and B8.

Further information relating to the same is available from the selling agents upon request.

The land may lend itself to alternative uses subject to statutory consents.

SERVICES

Prospective purchasers should rely on their own enquiries

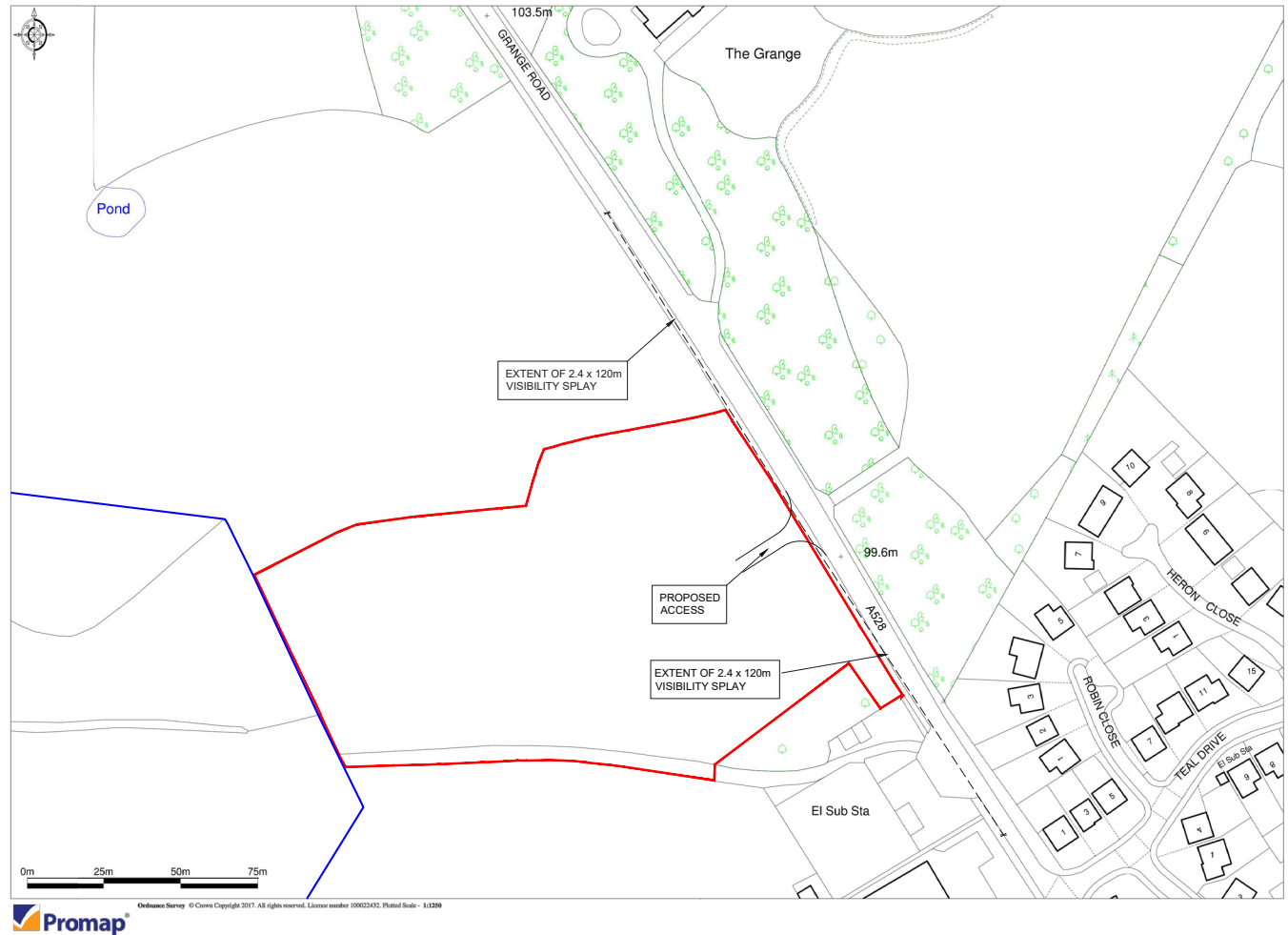
We understand that mains water, electricity and drainage are available for connection to the site subject to normal connection charges.

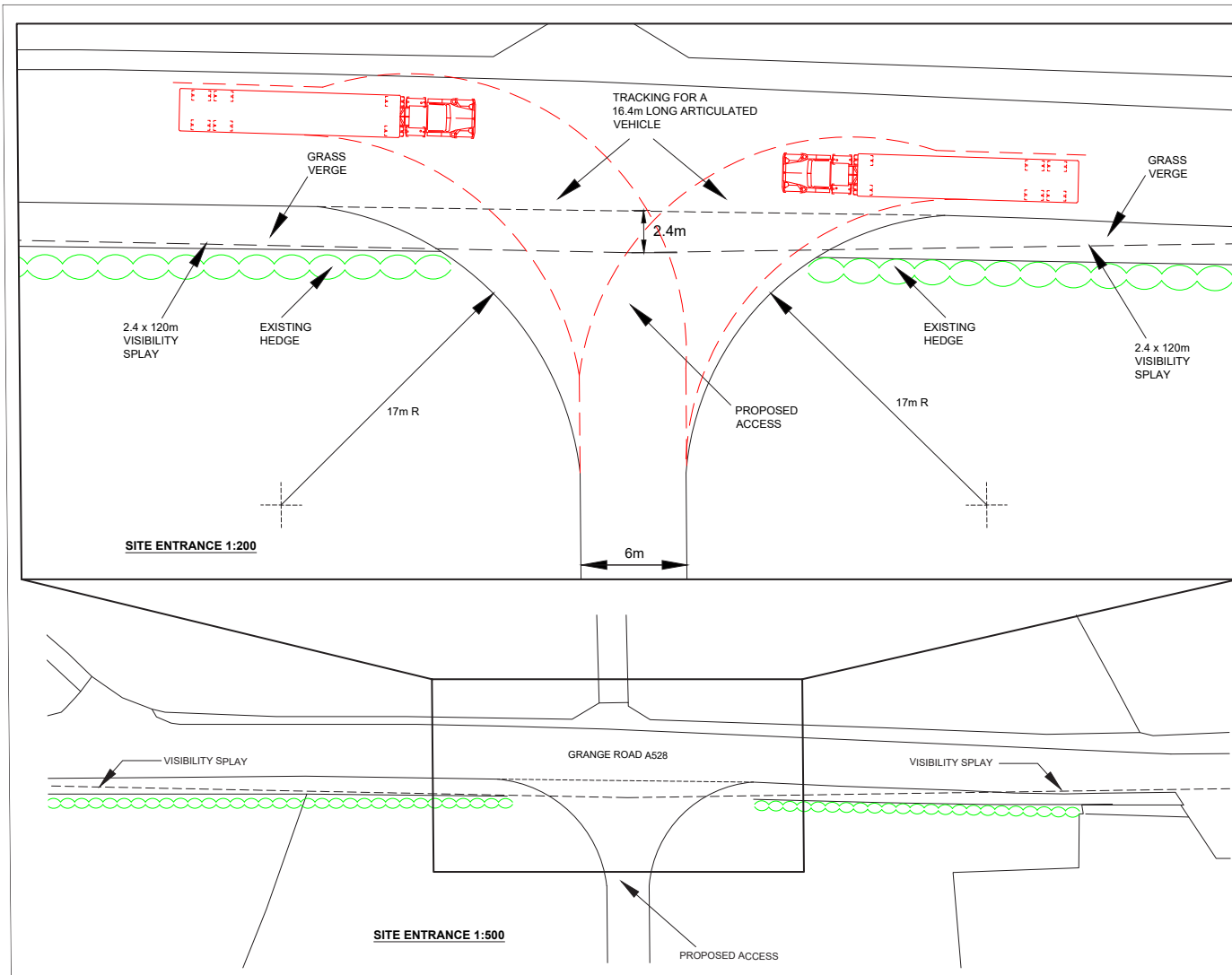
TENURE

The property is offered for sale Freehold with vacant possession.

The property forms part of Title Number SL244058

The land is to be sold subject to a retained right of access (position to be agreed with the purchasers) to the vendors retained land. Further details available from the selling agents upon request.





PRICE

Offers in excess of £585,000 (Exclusive)

LEGAL COSTS

Each property is to be responsible for their own legal costs in respect of the sale of the property interest.

VAT

The property is understood not to be elected for VAT.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND



VIEWING

Strictly by prior arrangement with the selling agents.

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