

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

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.

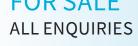
Ellesmere has an excellent range of local shopping, recreational and educational facilities and is a noted centre in the leisure industry due to its well known meres, canals and walks. The town is also located approximately 8 miles from Oswestry, 16 miles from Shrewsbury and 24 miles from Chester.

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.





hallsgb.com 01743 450 700





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)

hallsgb.com 01743 450 700

ALL ENQUIRIES

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

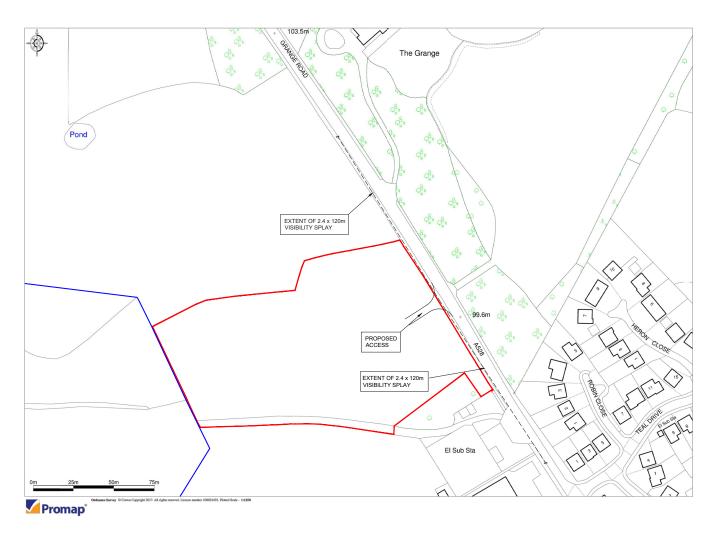
We understand that mains water, electricity and drainage are available for connection to the site subject to normal connection charges.

TENURE

The property is offered for sale Freehold with vacant possession.

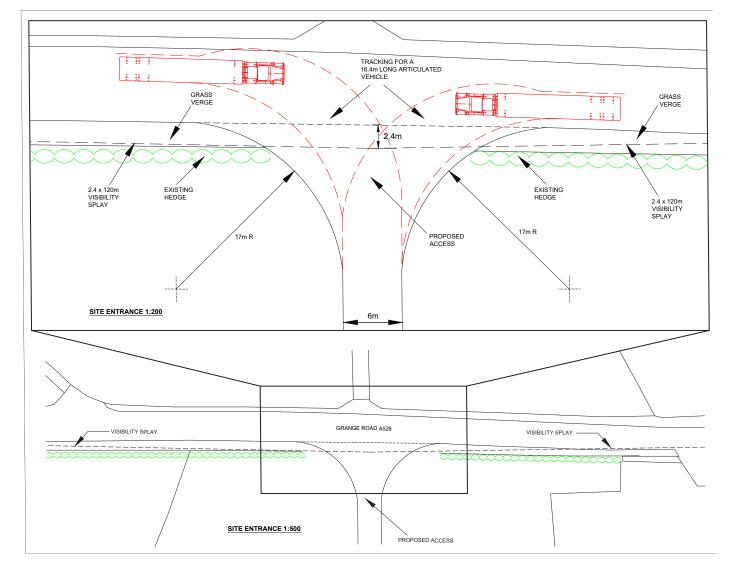
The property forms part of Title Number SL244058

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.



hallsgb.com 01743 450 700

ALL ENQUIRIES



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

hallsgb.com 01743 450 700

FOR SALE ALL ENQUIRIES

COMMERCIAL LAND



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not consitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchase is resoonsible for makine his or her own enoughtes in this regard, iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

