

FOR SALE

ALL ENQUIRIES

COMMERCIAL LAND – 7.5 ACRES



**PRICE:
OFFERS IN THE
REGION OF
£1,800,000
(EXCLUSIVE)**

**PRIME ALLOCATED EMPLOYMENT LAND IN SOUGHT AFTER COMMERCIAL QUARTER OF SHREWSBURY
SITE A, BATTLEFIELD ROAD, SHREWSBURY, SHROPSHIRE, SY1 4AB**

- Total Gross Site Area of approximately 7.50 acres (3.03 hectares)
- Allocated commercial land which has been granted outline planning permission providing a Net Site Area of approximately 5.4 acres (2.185 hectares)
- Prominently located fronting onto Battlefield Road in a sought after commercial quarter of the town of Shrewsbury
- Suitable for a variety of commercial uses (subject to any statutory consents)

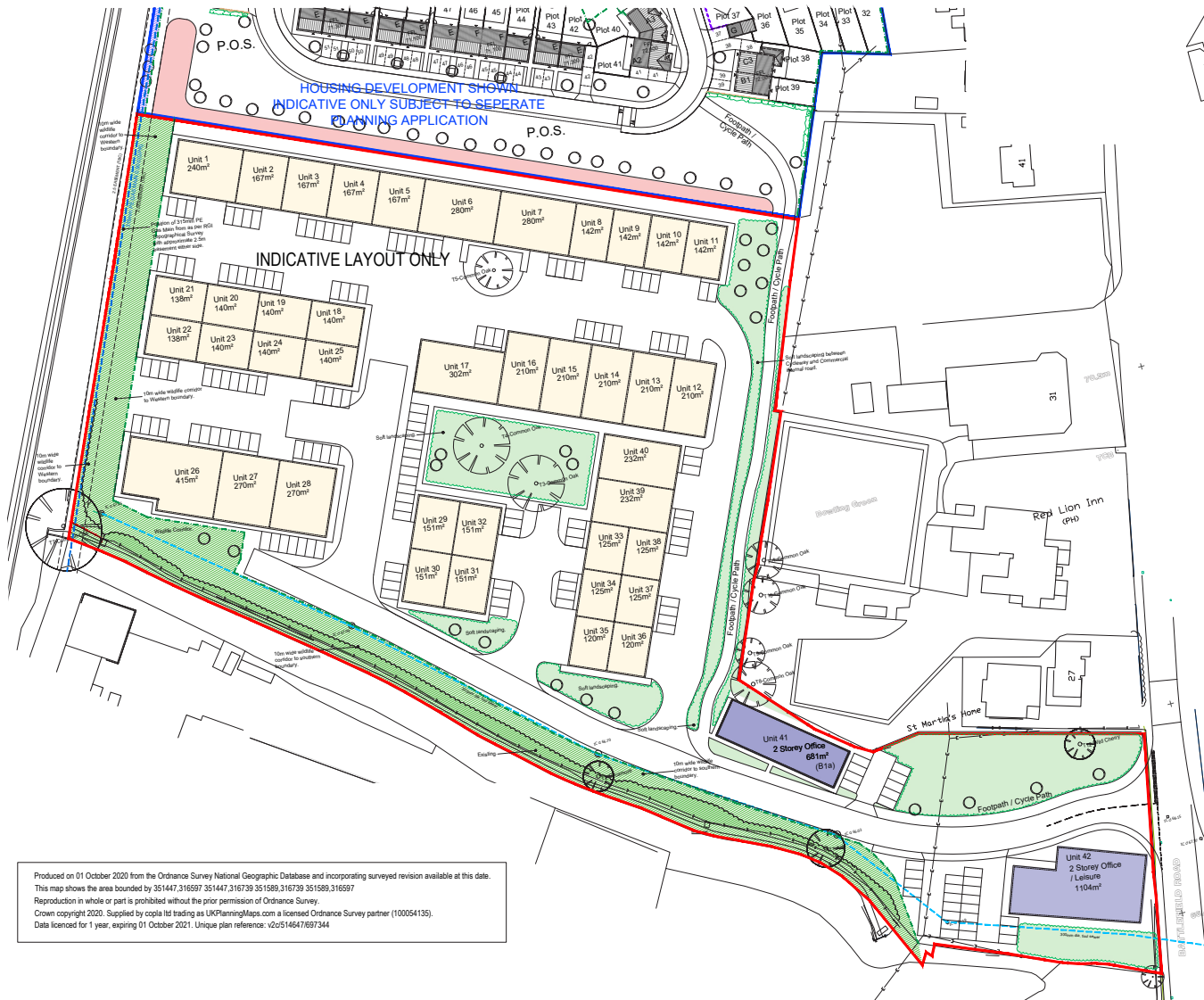
LOCATION

The site is situated fronting onto Battlefield Road, which serves as a main access road into Shrewsbury Town Centre from the north and the east. The site is located on the northern side of Battlefield Road and approximately 1.5 miles north east of Shrewsbury Town Centre. The site is located adjacent to ABP and other occupiers in proximity include Arnold Clark, Rybrook and McDonalds.

The site is located within close proximity of the Battlefield Island where the A49, A53 and A498 intersect and is within easy access of the M54, which provides access to the national road network.

Shrewsbury is the county town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles north west of Birmingham and 45 miles east of Chester.





Produced on 01 October 2020 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. This map shows the area bounded by 351447, 316597, 351447, 316739, 351589, 316739, 351589, 316597. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. Crown copyright 2020. Supplied by copyright as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135). Data licensed for 1 year, expiring 01 October 2021. Unique plan reference: 02514647697344



DESCRIPTION

The site provides a Total Gross Site Area of approximately 7.50 acres (3.03 hectares) of allocated employment land that is accessed directly from Battlefield Road. The site is currently subject to outline planning permission for a commercial development that would provide a development with a Total Net Developable Area of approximately 5.4 acres (2.185 hectares) under Planning Reference Number 22/00177/OUT.

Further details relating to the planning application are available from the selling agent and are as per the illustrative plan on the particulars.

The commercial land would ideally lend itself to a commercial development for owner occupation or investment purposes and is located in the sought after commercial quarter of the town of Shrewsbury.

ACCOMMODATION

(All measurements approximate)

	ACRES	HECTARES
TOTAL GROSS SITE AREA	7.50	3.03



PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The site comprises of allocated employment land.

The site has been granted outline planning permission providing a Total Net Site Area of approximately 5.4 acres based upon the development plan that has accompanied the planning application.

The application is understood to be an outline application (access for consideration) for mixed use commercial development within use class E(g)(i), E(g)(ii) and E(g)(iii) with up to 500 sqm within use class E, and formation of vehicular access (amended description). This is under Planning Reference Number 22/00177/OUT.

The site would lend itself to a variety of potential commercial developments, subject to the receipt of any statutory consents.

SERVICES

(Not tested at the time of inspection)

Prospective purchasers should satisfy themselves

All services are understood to be available subject to normal connection charges

LEGAL COSTS

Each party to be responsible for their own legal costs associated with the transaction.

TENURE

The site is offered for sale Freehold, subject to any reservation of rights to services and emergency access that relate to the planning consent for the development of the adjoining site for residential development.

Further information is available from the selling agents upon request.

PRICE

Offers in the region of £1,800,000 (Exclusive)

VAT

The site is understood to be elected for VAT and therefore VAT will be chargeable at disposal.

DATAROOM

Dataroom access is available from the selling agents upon request.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

[James Evans](#)

07792 222 028

E: james.evans@halls.gb.com

[Commercial Department](#)

01743 450 700

E: commercialmarketing@halls.gb.com