



**FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**BARNs AT THE REAR OF KINNERLEY STORES, OFF SCHOOL LANE, KINNERLEY, SHROPSHIRE, SY10 8DF**

# KEY POINTS

2.97

ACRES

TOTAL SITE AREA



RESIDENTIAL DEVELOPMENT

PLANNING CONSENT FOR

3

RESIDENTIAL UNITS

ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF

£250,000

(EXCLUSIVE)

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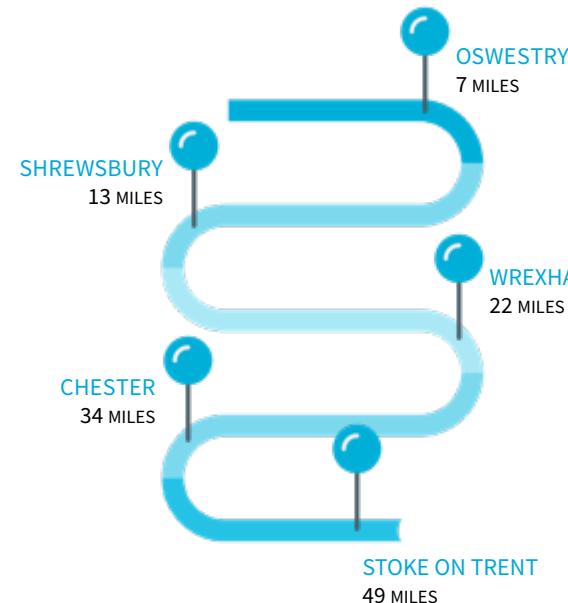
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SHREWSBURY  
POPULATION  
**76,600**  
APPROXIMATELY



## LOCATION

The barns are located at the rear of the Kinnerley Stores in the village of Kinnerley. They are located to the east of Kinnerley Stores and will be accessed from School Lane via a new access road that is to be constructed by the purchaser and via a right of way over the access road to the north side of Kinnerley Stores.

The barns are located within proximity of all local amenities in the sought after village of Kinnerley. The barns are located adjacent to residential properties, Kinnerley Stores and land in agricultural use.

The village is situated approximately 13 miles northeast of the County Town of Shrewsbury and approximately 7 miles south west of the town of Oswestry.

# DESCRIPTION

The property comprises of an attractive residential courtyard development comprising currently of 3 detached barns that benefit from full planning consent for 3 residential properties under Planning Reference Number 23/02248/FUL.

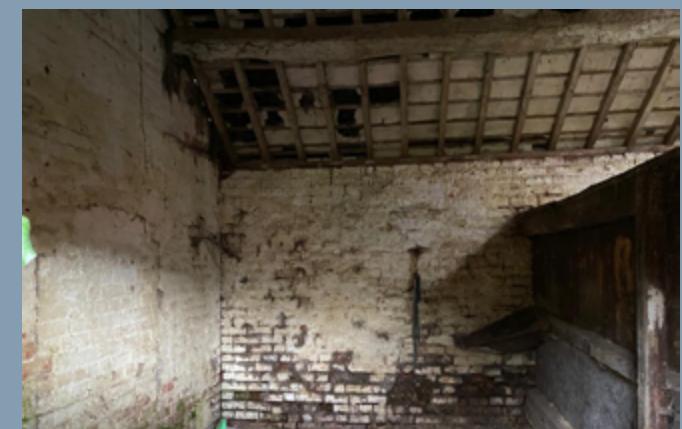
The development is to be accessed from School Lane via a new access road that is to be constructed by the purchaser as part of the development and will also benefit from a right of way over the existing access road to the north side of Kinnerley Stores.

The existing barns are of a variety of constructional types being in the main brickwork and stonework under a variety of roof covers.

The proposed development that has Full Planning consent provides an exciting rare opportunity in this quarter of the County. The barn development is shown approximately edged blue on the plan in these sales particulars.

The vendors would also give consideration, subject to the agreement of appropriate terms, to the sale of the land shown edged orange on the plan in the sale particulars. This land provides a Total Site Area of approximately 2.97 acres (1.20 hectares). The land has potential for the obtaining of residential consent in the future subject to statutory consents. Further details are available upon request from the selling agents.

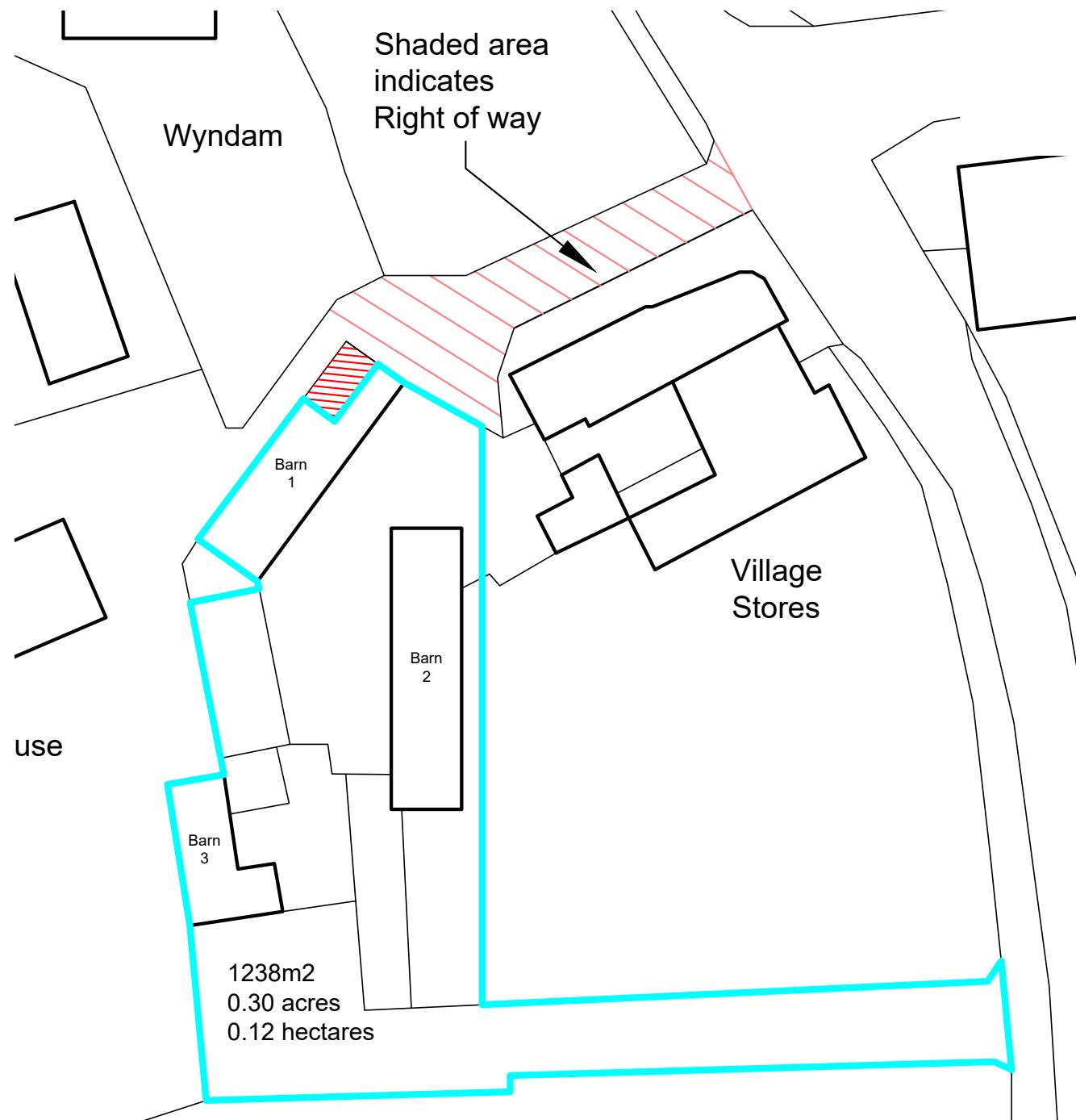
Prospective purchasers should note that the area of barn 1 shown hatched red is held under "third party" ownership.



# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

BARNS	M SQ	SQ FT
BARN 1		
Total Gross Internal Floor Area	194	1,355
BARN 2		
Total Gross Internal Floor Area	87	1,471
BARN 3		
Total Gross Internal Floor Area	90	1,356
	HECTARES	ACRES
<b>TOTAL SITE AREA</b>	<b>0.12</b>	<b>0.30</b>



LAND	HECTARES	ACRES
<b>TOTAL SITE AREA</b>	<b>1.20</b>	<b>2.97</b>



12026m<sup>2</sup>  
2.97 acres  
1.20 hectares

## TENURE

The property is offered for sale freehold with vacant possession.

There will be a right of access over the access road shown hatched pink on the attached plan.

The land approximately shown edged orange in the particulars if sold is to be subject to an overage provision of 25% of any uplift in value from the date of purchase for 25 years.

Further details available from the selling agents upon request.

## PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent under Planning Reference Number 23/02248/FUL for the conversion of the 3 detached barns to residential use. The property is within a Conservation Area.

The land shown approximately edged orange is located on the edge of the village there is considered to be potential in the future for residential development, subject to statutory consents.

### PLANNING INFORMATION

## LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

## VAT

The property is understood not to be elected for VAT. Therefore VAT will not be charged on the property.

## SERVICES

Prospective purchasers should make their own enquiries.

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

## PRICE

Offers in the region of £250,000 (Exclusive) for the purchase of the barn development shown edged blue on the plan within these details.

Offers are invited for the barn development shown approximately edged blue and the land shown approximately edged orange.

## LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## Commercial Department

 01743 450 700

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