

FOR SALE - DEVELOPMENT OPPORTUNITY WITH A SIGNIFICANT ROAD FRONTAGE
FORMER CHERRY TREE HOTEL AND LAND ADJACENT, PREES HEATH, SHROPSHIRE, SY13 2AF

KEY POINTS

2

ACRES

TOTAL SITE AREA



COMMERCIAL/RESIDENTIAL
DEVELOPMENT
OPPORTUNITY

SUITABLE FOR A
VARIETY OF
COMMERCIAL/
RESIDENTIAL USES
(STSC)

ALL MEASUREMENTS ARE APPROXIMATE




OFFERS IN THE REGION OF

£500,000


(EXCLUSIVE)

James Evans

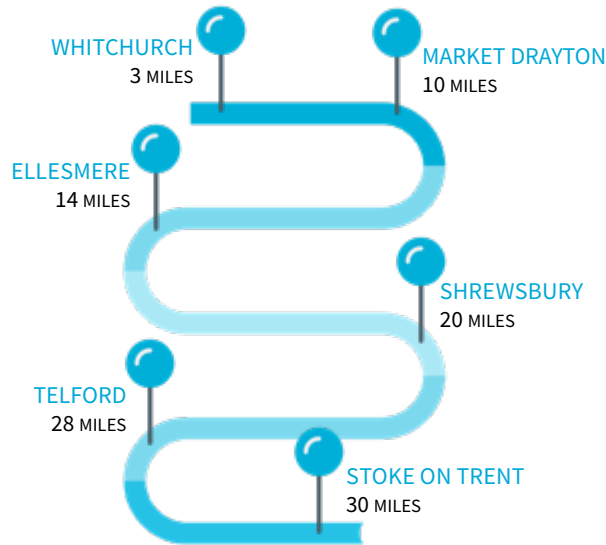
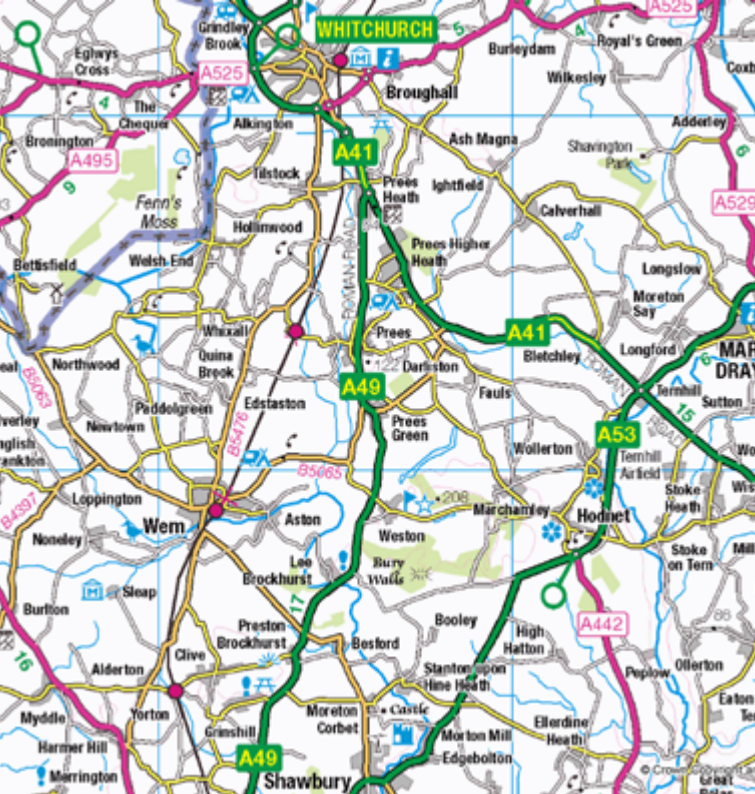
 07792 222 028

james.evans@hallsgb.com

Ellie Studley

 07538 912 096

e.studley@hallsgb.com



LOCATION

The property is prominently located fronting onto the A41 (dual carriageway) on the southbound section of the road.

The property is located in Prees Heath with other surrounding occupiers including The Raven and Aston Barclay car auctions.

The A41 Serves as a main arterial route between the towns of Whitchurch and Shrewsbury and Market Drayton. The property is located close to the intersection of the A49 and A41 Trunk Roads.

The property is located approximately 3 miles south of the town of Whitchurch and approximately 20 miles north of the county town of Shrewsbury and within proximity of all local amenities.



APPROXIMATELY

9,855

WHITCHURCH POPULATION



DESCRIPTION

The property comprises of a very prominently located site with a significant road frontage onto the A41. The site is accessed from the southbound road off the A41 (dual carriageway). The property comprises of the former Cherry Tree Hotel which is dilapidated.

The property would lend itself to a variety of commercial and residential use subject to statutory consents. The site offers an ideal redevelopment site with significant traffic movement on the A41 and it being located close to the junction of the A41 and A49.

An inspection of the Former Cherry Tree Hotel can be organised however it should be appreciated that the property is dilapidated and requires a comprehensive scheme of refurbishment.

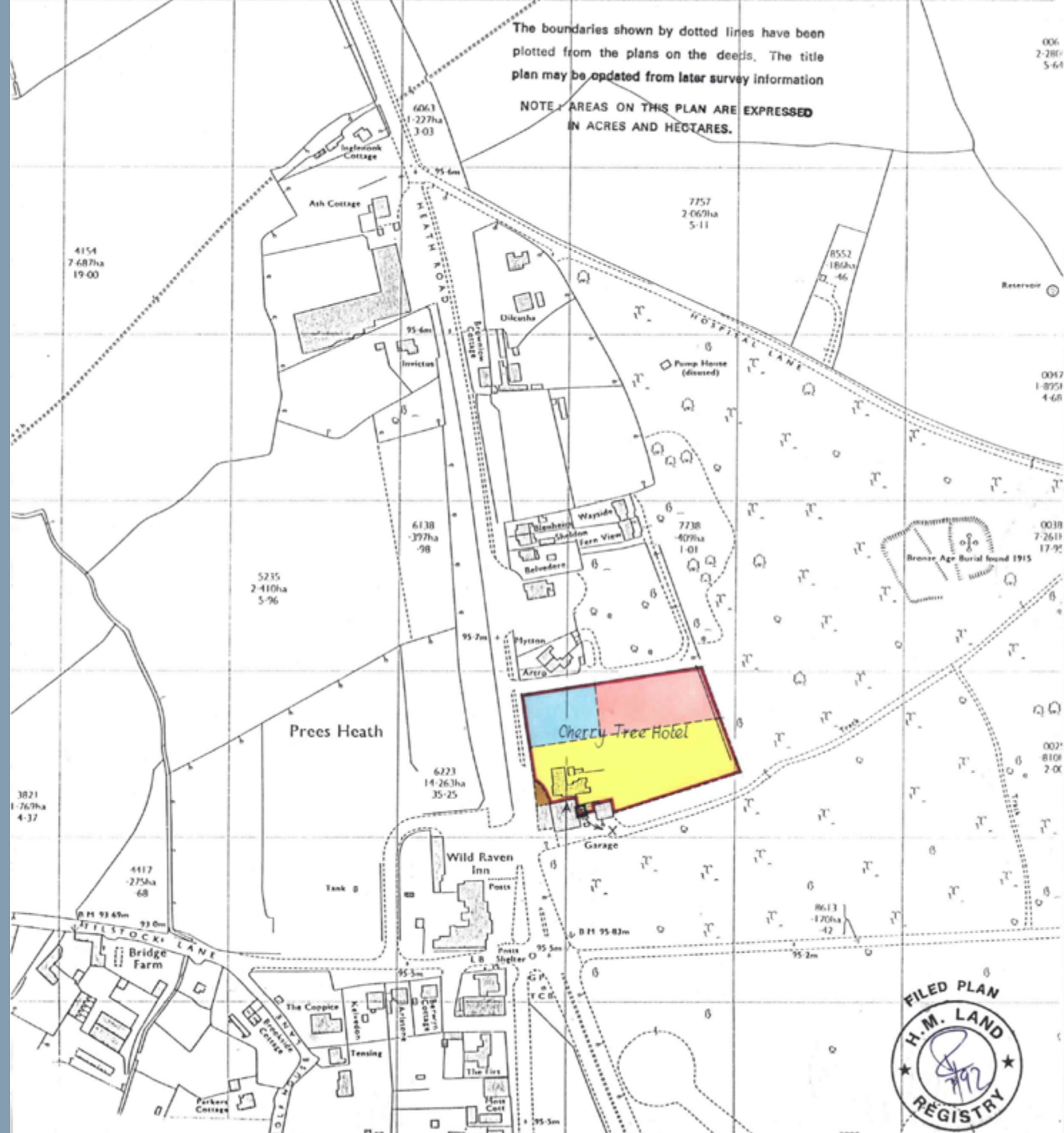
The property is held under the ownership of Title Number SL55752.

A viewing of the property to appreciate its potential is recommended.

ACCOMMODATION

All measurements are approximate

	ACRES	HECTARES
TOTAL SITE AREA	2	0.81



TENURE

The property is understood to be of freehold tenure held under the ownership of Title Number SL55752.

PLANNING

Interested parties should make their own enquiries.

The property would lend itself to a variety of commercial and residential use (subject to statutory consents. The property benefits from significant road frontage that allows it to be developed for a variety of roadside uses.

SERVICES

Prospective purchasers are to rely on their own enquiries.

It is understood that all mains services are available.

PRICE

Offers in the region of £500,000 (Exclusive)

LEGAL COSTS

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

VAT


The property is understood to be elected for VAT. Therefore VAT will be charged on the sale price.

RATES AND EPC

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	TBC

LOCAL AUTHORITY

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

 0345 678 9000


[SHROPSHIRE COUNCIL WEBSITE](#)

VIEWING

Strictly by prior arrangement with the selling agents.

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

[Commercial Department](#)

 01743 450 700

commercialmarketing@halls.gb.com

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