



Development site at Moreton Say, Shropshire
Implemented planning consent for 16 dwellings

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WILLIAMS ROUND

Development site at Moreton Say, Market Drayton, Shropshire TF9 3RS

The site is in the pretty rural village of Moreton Say, west of Market Drayton, in North Shropshire.

Market Drayton 3 miles, Whitchurch 8 miles,
M6 J15 17 miles, Shrewsbury 18 miles

Moreton Say has a popular primary school and a thriving village hall and church which serve the local rural community. Further extensive services and facilities including medical, shopping and schooling can be found nearby in Market Drayton. The nearest train station is at Prees, just under seven miles away.

The site is divided into two parts by the lane that runs through the village. The whole site extends to about 1.80 acres (0.73 ha) in total. The western site is 1.15 acres and the eastern site being 0.65 acres (approx).

The Scheme

The planning consent permits the development of 16 dwellings including two affordable homes. The coverage of the approved development extends to approximately 19,438 sq ft.

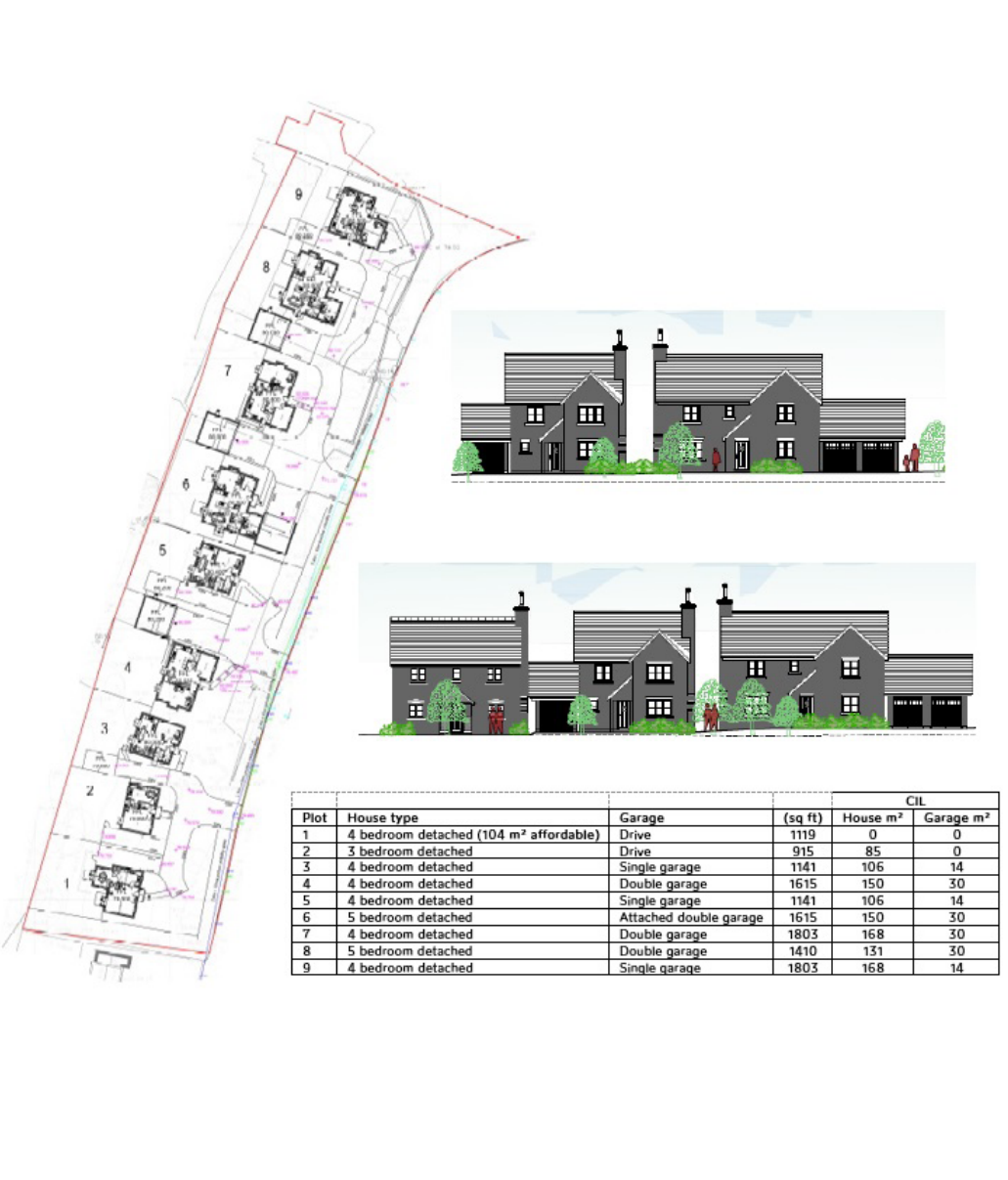
Outline approvals were granted in 2015 with reserved matters approvals granted in 2016. Variations were approved in 2024.

All pre commencement conditions were discharged and works undertaken to implement the development in 2018. CIL monies and affordable housing contribution due to Shropshire Council have been paid.



Western site:

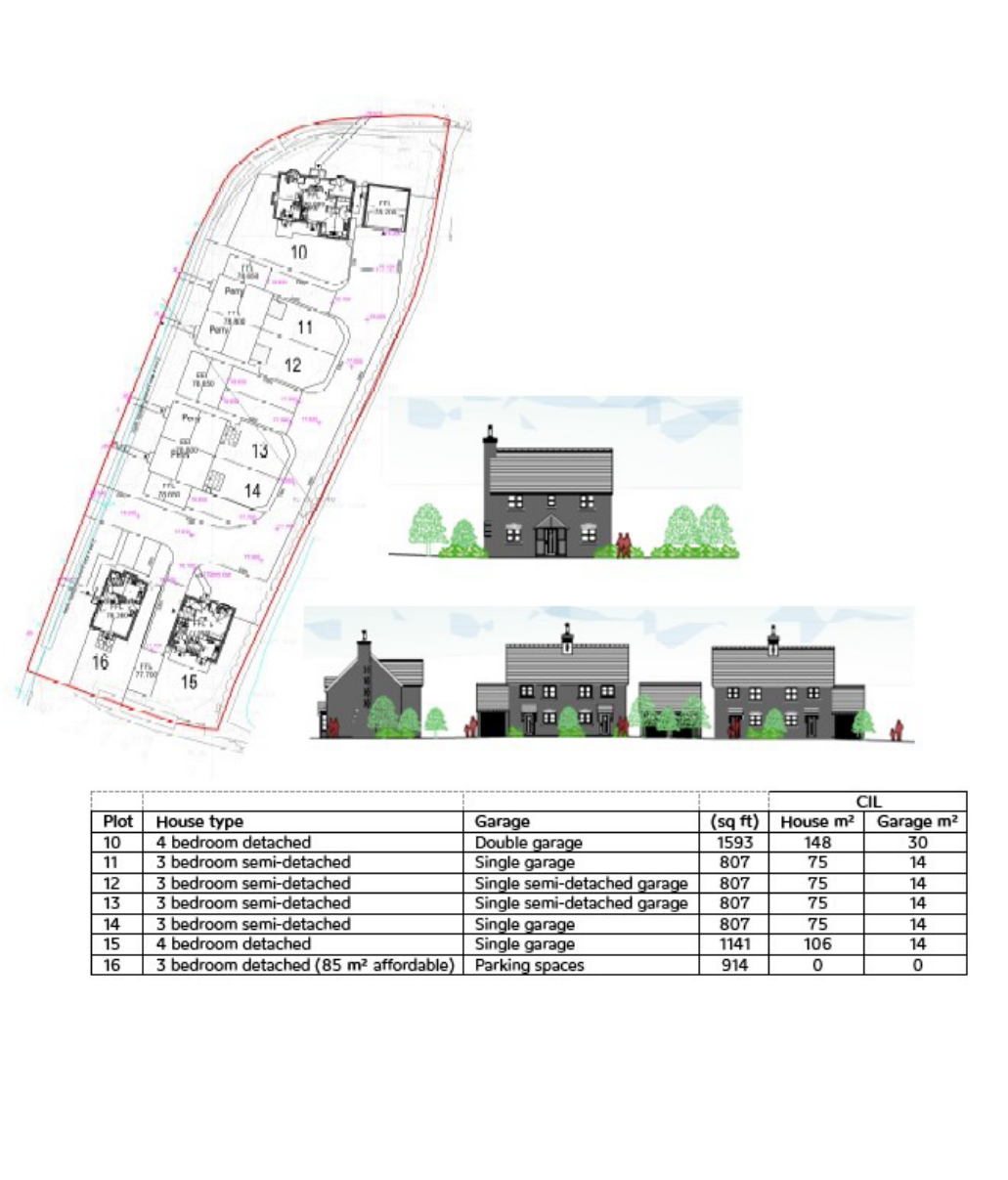
Outline planning consent for nine dwellings including one affordable home ref: 14/03522/OUT. Reserved matters approval: 16/03483/REM. This site has a number of farm buildings which are included within the sale. In 2024 applications were approved to vary the scheme, reducing the number of accesses and subtly amending the layout and designs. References 24/0085/VAR & 24/00087/VAR. It is intended that the successful purchaser be afforded a



licence to remove the adjacent farm infrastructure (silage pit and slurry store) and reinstate it as agricultural land.

Eastern site:

Outline planning consent for seven dwellings including one affordable home ref: 14/03363/OUT. Reserved matters approval: 16/03482/REM. The amended layout and design variations for this site were approved in 2024, reference 24/00088/VAR.



General

Viewing: Strictly by confirmed appointment via email info@williamsround.co.uk or by phone 01939 260302 or peter@peterrichardsonline.co.uk or call 01948 840309.

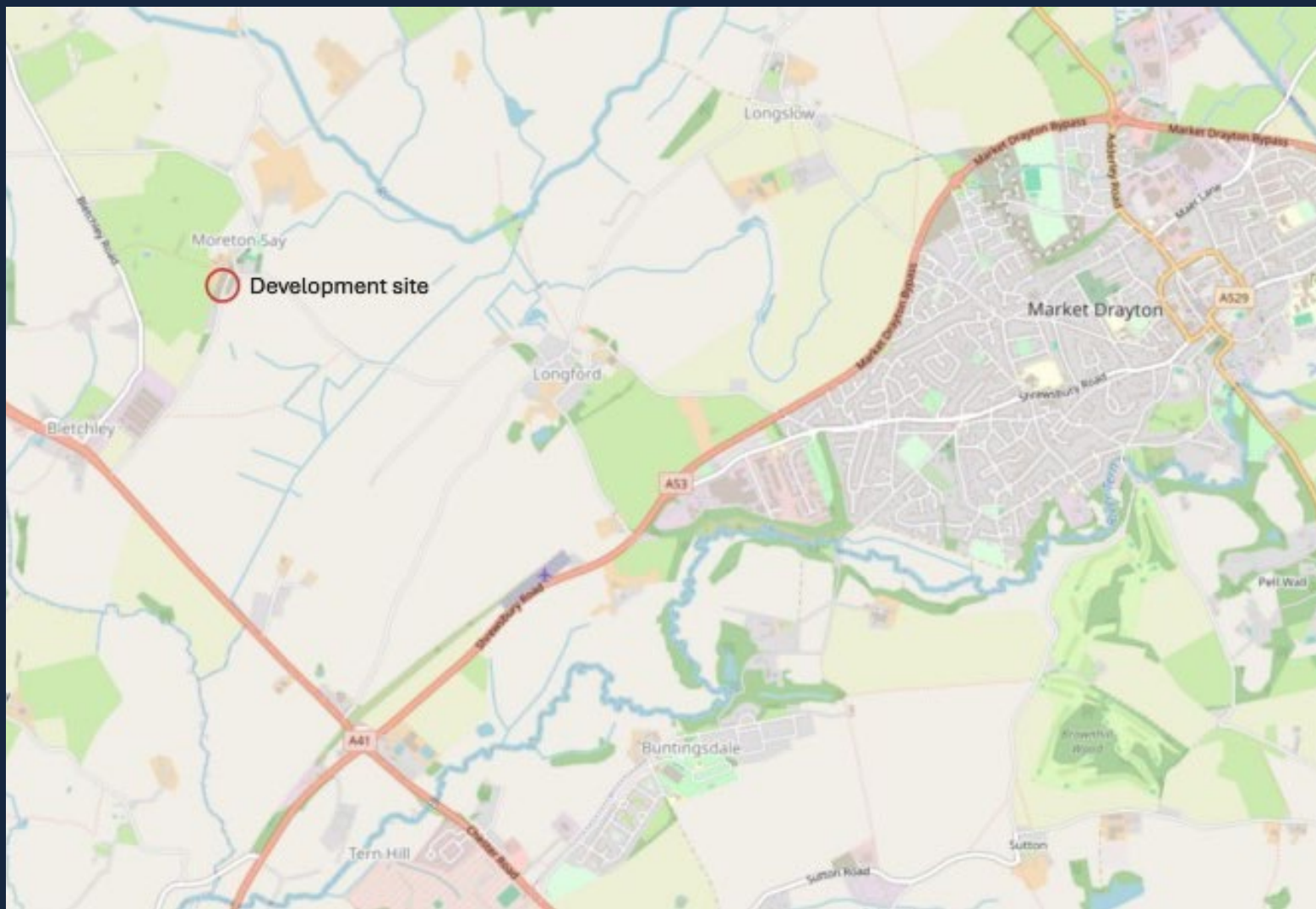
Directions: As you enter Moreton Say village from the south off the A41, the western site can be found on the left hand side immediately after the row of houses 'The Drumble'. The eastern site is opposite.

What3words to the western site gateway:

///airstrip.awoke.marked

What3words to the eastern site gateway:

///piglets.embraced.padlock



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