



For Sale: Land at Welshpool Road | Plot 3

Oxon | Shrewsbury | SY3 5AD





Prime Development Opportunity – 1.54 Acres situated on the edge of the sought-after town of Shrewsbury

Situated next to the site of a new proposed Lidl food store, Plot 3 presents an exceptional freehold development opportunity in one of Shrewsbury's most dynamic growth areas. Extending to 1.54 acres (0.62 ha) and offered for sale with vacant possession, the site has been identified in formal pre-application discussions as suitable for commercial, care home, retirement living, residential or leisure use (STP).

Shrewsbury is a thriving county town with a strong local economy, excellent transport links, and a fast-growing population, making it an ideal location for owner occupiers and developers focused in the Midlands. With strong demand for housing and a strong retail and service sector, this is a rare chance to deliver a landmark scheme in a well-connected and commercially active setting.

Plot 3: Land at Welshpool Road

The property comprises a prime development site fronting directly onto Welshpool Road, with a total gross site area of approximately 1.54 acres (0.62 hectares). The land is offered for sale freehold with vacant possession. Located in the highly sought-after Oxon area of Shrewsbury, the site enjoys a prominent roadside position and sits immediately adjacent to the proposed new Lidl food store, further enhancing its visibility and long-term value.

The site has been identified in a formal pre-application submission as being suitable for residential development, but also lends itself to a variety of commercial or leisure-based uses, subject to the appropriate statutory consents. Its location offers a rare opportunity in a constrained planning landscape, with limited commercial land supply across the west side of Shrewsbury adding to the site's appeal. The prestige of the Oxon area, combined with strong transport connectivity to the trunk road and M54, with the presence of a major retail anchor, makes this site particularly attractive to developers and occupiers alike.

This is a compelling opportunity to secure a well-located and flexible development plot in one of Shrewsbury's most desirable and active growth corridors. Price is available on application through the selling agents.

Additional Land Availability

Plot 3 is offered for sale as a whole or in part. Interested parties should note that an adjoining parcel, referred to as Plot 2, is also available and is being marketed under separate particulars. While each plot is offered individually, there exists the opportunity to acquire both parcels, thereby securing a combined site extending to approximately 2.9 acres. This presents potential purchasers with the option to establish a more substantial and cohesive landholding, subject to individual requirements. Parties interested in exploring the potential to acquire both plots are invited to make enquiries for further information on the availability and terms of the adjoining land.



Location

The site occupies a prominent position fronting Welshpool Road in Bicton, a sought-after suburb on the north-western edge of Shrewsbury. The area features a mix of established residential neighbourhoods and local amenities, including a nearby shopping centre. The plot sits directly adjacent to a proposed new Lidl food store, expected to boost footfall and vehicular activity, enhancing the site's commercial appeal.

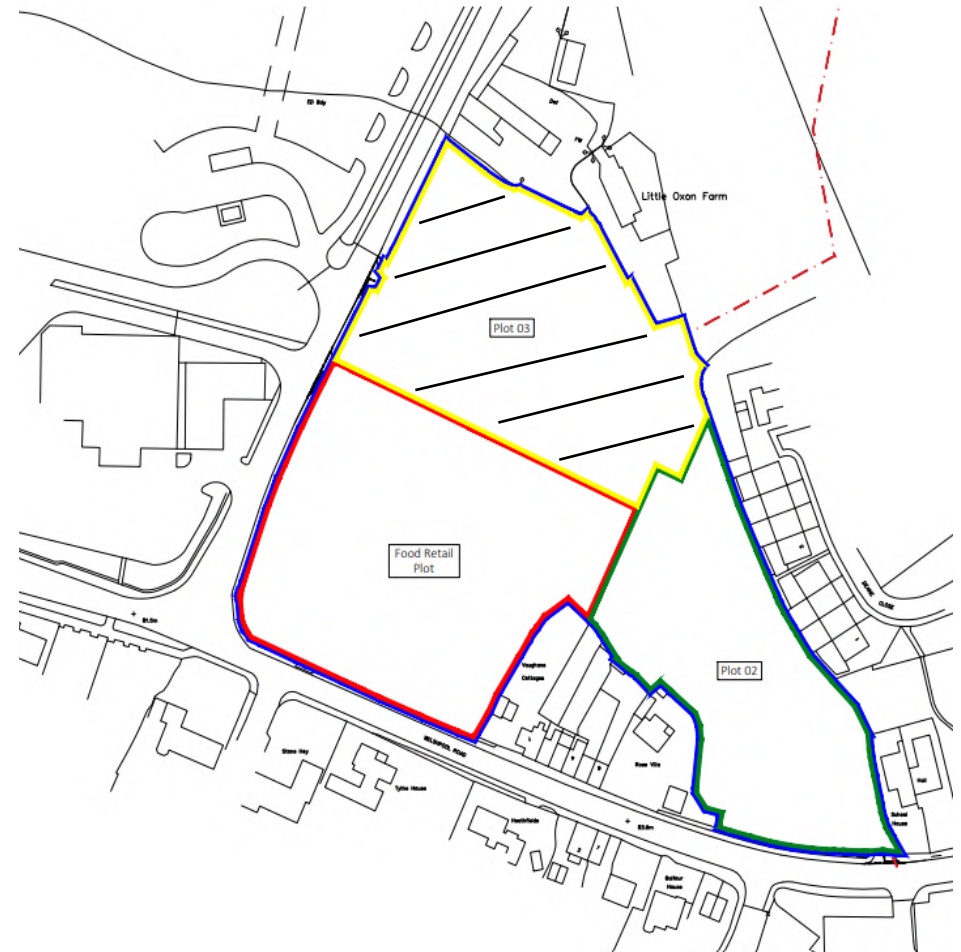
Shrewsbury, the county town of Shropshire, is a key commercial centre for the region and parts of mid-Wales. Its economy is driven by retail, light industry, and logistics, supported by developments like Battlefield Enterprise Park and Shrewsbury Business Park.

The town is benefiting from strategic development initiatives such as the Shrewsbury West Sustainable Urban Extension (SUE) and enhanced transport infrastructure via the upcoming Oxon Link Road.

Transport connectivity is a major strength of the site, with close access to the A5 dual carriageway linking directly to the M54, ensuring easy travel to Telford, Birmingham, and the wider national network. Shrewsbury railway station provides regular services to major UK cities.

This plot represents a prime opportunity within a growing economic landscape, supported by strong infrastructure and a progressive approach to development.

Plot 3 is shown edged in yellow on the plan.



what3words - [///metro.collect.formation](https://www.what3words.com/what3words-///metro.collect.formation)





Key Details

Tenure

The land is offered for sale freehold with vacant possession.

Price/Rent

Offers are invited- further details available from the selling agents.

Legal Costs

Each party is to be responsible for their own legal costs incurred in respect of the sale of the land.

VAT

The land disposal is understood to be subject to VAT and therefore VAT will be payable on the sale price.

EPC

Not applicable.

Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



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Site Area

(all measurements are approximate) Total Site Area – 1.54 acres (0.62 hectares).

Planning

The land is located in an area of mixed development. A pre application has been formally submitted to the local planning authority that has identified that the property would be suitable for Commercial, leisure and potentially residential. Further details are available from the selling agents upon request.

The land holding would lend itself to a variety of retail and leisure uses, subject to statutory consents. Prospective purchasers should rely on their own enquiries.

Services

All services are understood to be available subject to normal connection charges- Prospective purchasers should rely on their own enquiries.

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Halls

Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:


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