



An excellent opportunity to acquire a development site extending to 2.667 acres having Full Planning Permission for 20 Dwellings situated in Higher Heath, with the benefit of easy access onto the A49/A41.

## INTRODUCTION

This excellent parcel of land, which is 2.667 acres in size offers potential developers an opportunity to acquire a semi-rural development site with countryside views being situated within easy access to the A41/A49 trunk roads. Upon inspection of the site potential purchasers will quickly recognise the quality of the location. Higher Heath is situated approximately four miles south of Whitchurch and one mile north of Prees offering facilities for everyday needs and excellent schooling and recreational facilities.

Outline planning permission was granted on the 26<sup>th</sup> June 2015 by Shropshire Council under application number 14/05182/OUT for the erection of 20 dwellings on the area we have been instructed to sell, including 2 affordable dwellings. A copy of the planning permission together with associated plans are available for inspection at the agents Whitchurch office.

Reserved Matters were granted on the 24<sup>th</sup> October 2016 to include landscaping designs and plans for a mixture of dwellings incorporating detached and semi-detached houses, a dormer bungalow and a pair of semi-detached bungalows.

## LOCATION

The development site is situated in the area known as Higher Heath, approximately four miles south of Whitchurch. The village of Prees is located approximately one mile away offering facilities for daily requirements including a nursery and primary school, a convenience store and Post Office, a popular recreational facility and a newly built medical centre. The situation of the site also provides easy access on to the A41/A49 trunk roads, with the larger towns and business centres of Shrewsbury, Market Drayton, Telford, Wrexham, Chester, The Potteries, North Wales, Manchester and The Midlands within convenient daily motoring distance.

## DIRECTIONS

From Whitchurch proceed along the A41 towards Newport. Upon reaching Higher Heath take the third right and then the immediate left onto Mill Lane and the site will be found on the left hand side as indicated by our distinctive For Sale board.

## SITE AREA

The site extends to approximately 2.667 acres (1.079 ha).

## PLANNING PERMISSION

Reserved Matters (16/02599/REM) were granted on the 24<sup>th</sup> October 2016 for the *'Appearance, Landscaping and Scale in accordance with Outline Planning Permission 14/05182/OUT for residential development comprising 20 dwellings; alterations to existing vehicular access and formation of estate roads; demolition of all existing buildings.'* The plans include a mixture of dwellings incorporating detached and semi-detached houses, a dormer bungalow and a pair of semi-detached bungalows, as follows:

- **Type A** – Detached 4 Bedroom House  
– 1318.3 sq.ft.
- **Type B** – Two Detached 4 Bedroom Houses  
– 1649.7 sq.ft.
- **Type C** – Two Detached 4 Bedroom Houses  
– 1644 sq.ft.
- **Type D** – Detached 4 Bedroom House  
– 1197.5 sq.ft.
- **Type E** – Detached 4 Bedroom House  
– 1580.6 sq.ft.
- **Type F** – Ten Semi-Detached Houses  
– 813 sq.ft.
- **Type G** – Detached Dormer Bungalow  
– 1834.3 sq.ft.
- **Type H** – Two Semi-Detached Bungalows  
– 532.2 sq.ft.

Outline Planning Permission was granted on the 26<sup>th</sup> June 2015 for 'Residential development comprising; 20 dwellings, alterations to existing vehicular access and formation of estate roads and demolition of all existing buildings.' The application number for the planning permission is 14/05182/OUT and a copy of the permission is available for inspection at the agents' Whitchurch office.

Permissions and plans can be obtained from the office upon request.

## COMMUNITY INFRASTRUCTURE LEVY & AFFORDABLE HOUSING CONTRIBUTION

Financial contributions will be chargeable on the development and it will be for the purchaser to fulfil the obligations therein. Interested parties should make their own enquiries regarding the AHC and CIL to Shropshire Council Planning Department.

## SITE CLEARANCE

The purchaser will be required to demolish the existing buildings on site.

## TECHNICAL REPORT

The approved planning application was supported by a number of reports, including: -  
Planning Statement, including Design & Access Statement  
Ecological Assessment  
Tree Report  
Location Plan  
Indicative Layout

The above documentation can be found on the Shropshire Planning Website: <http://new.shropshire.gov.uk/planning/>

## **METHOD OF SALE**

Wright Marshall are pleased to offer the land for sale by Private Treaty. The agents, on behalf of the vendors, however reserve the right to alter, divide, amalgamate or withdraw any of the land for sale at any time. The Selling Agents further reserve the right to sell the land without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

## **TENURE**

We believe the land to be freehold. This should be verified prior to legal commitment to purchase.

## **SERVICES**

Electric and Water are available on site. Prospective purchasers should make their own enquiries with the respective providers.

## **LOCAL AUTHORITIES & UTILITIES**

Shropshire Council - Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 678 9000

Severn Trent Water Ltd - Shelton, Shrewsbury, Shropshire. Tel: 08457 500 500

Scottish Power - Tel: 0800 027 0072

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property will be sold Subject to any wayleaves, public or private Rights of Way, easements and covenants and all outgoings whether mentioned in these particulars or not.

## **TOWN AND COUNTRY PLANNING**

The property, notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may come to be in force and also subject to any statutory provisions or bylaw, without obligation on the part of the vendor to specify them.

## **VIEWING**

Strictly by appointment through the Agents' Whitchurch Office on 01948 662281 or [whitchurch@wrightmarshall.co.uk](mailto:whitchurch@wrightmarshall.co.uk).

## **SALE PARTICULARS & PLANS**

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

## **MARKET APPRAISAL**

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

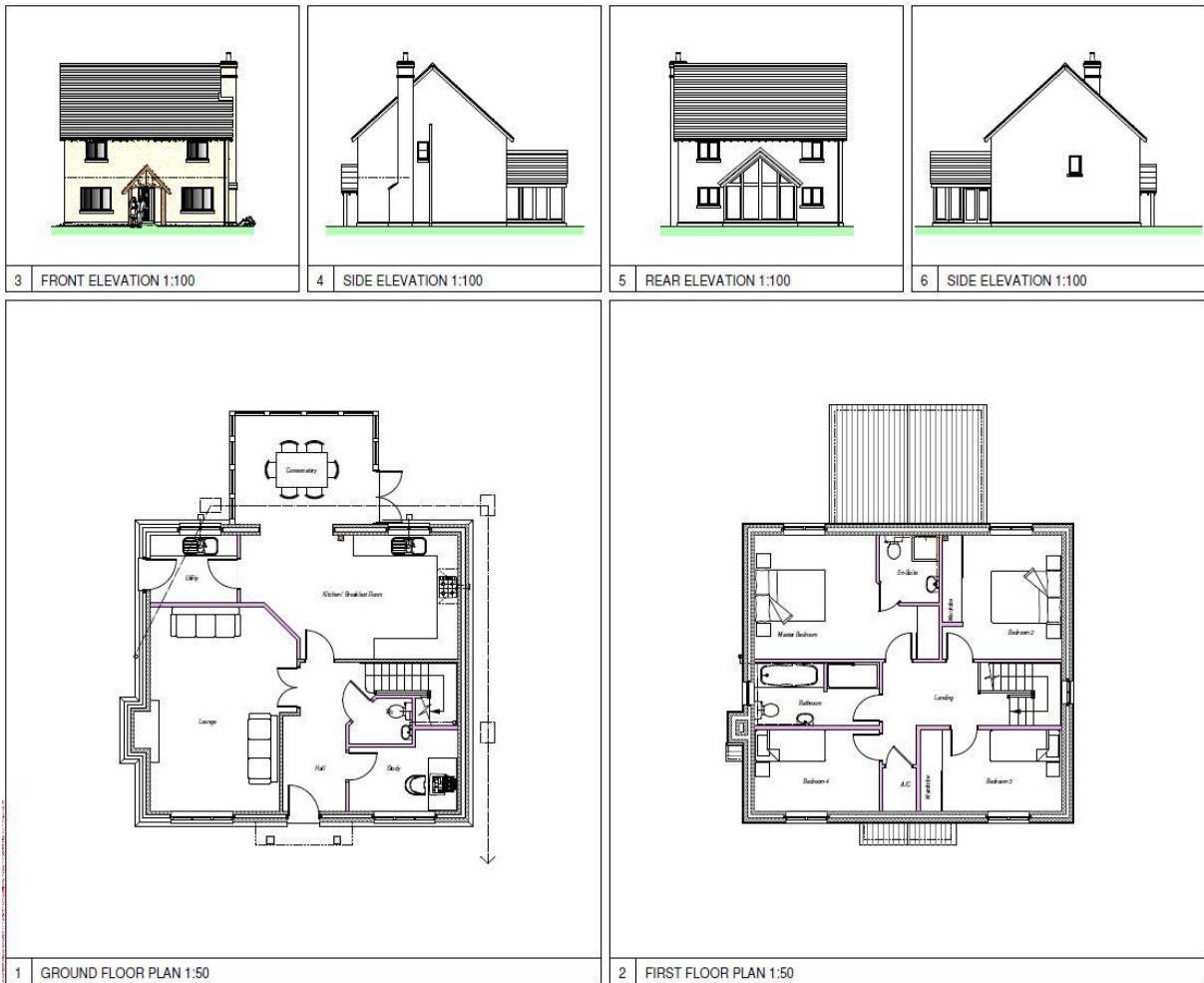
**TYPE A - PLOT 7 – 1318.3 SQ.FT.**



**TYPE B - PLOTS 12 & 15 – 1649.7 SQ.FT.**



**TYPE C - PLOTS 14 & 16 – 1644 SQ.FT.**



**TYPE D - PLOT 13 – 1197.5 SQ.FT.**



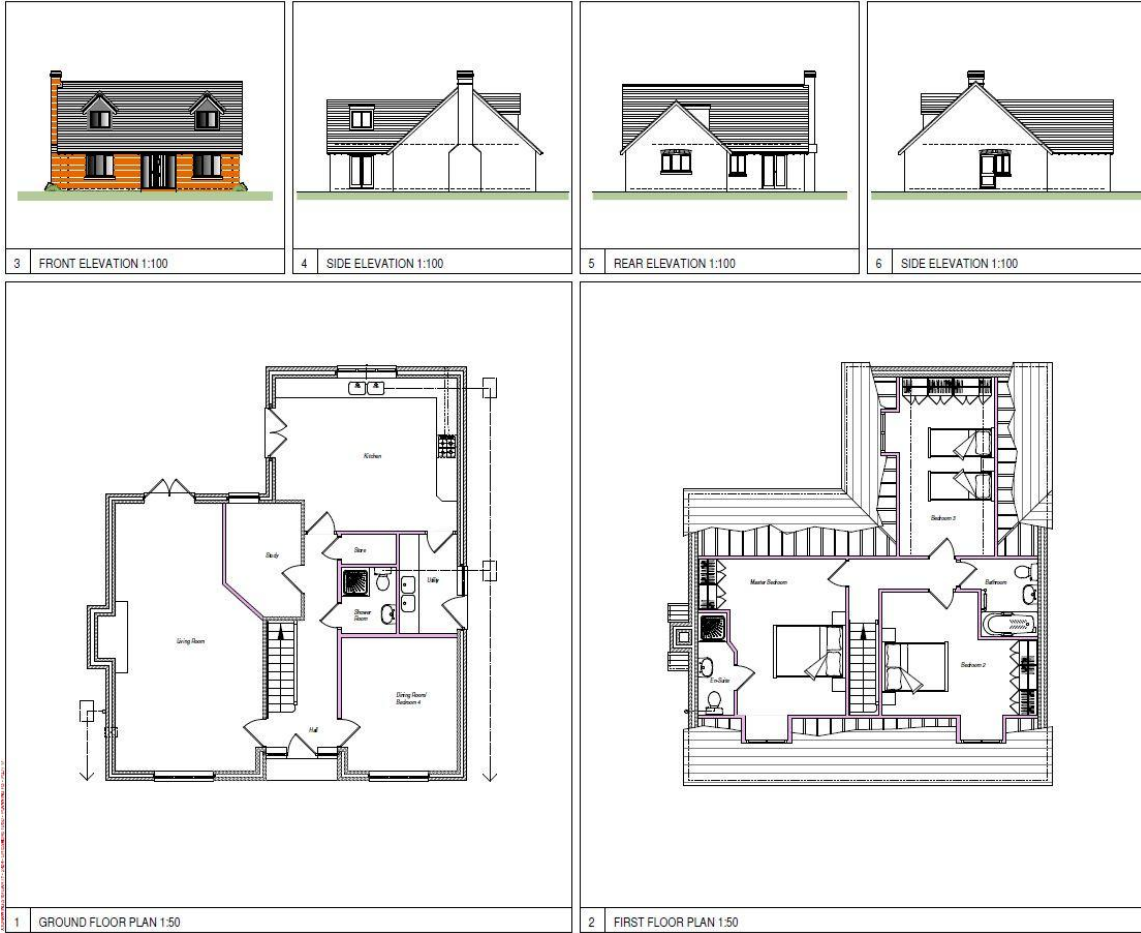
**TYPE E - PLOT 20 – 1580.6 SQ.FT.**



**TYPE F - PLOTS 1, 2, 3, 4, 5, 6, 8, 9, 10 & 11 – 813 SQ.FT.**



**TYPE G - PLOT 17 – 1834.3 SQ. FT.**



**TYPE H - PLOT 18 & 19 – 532.2 SQ. FT.**





Wright Marshall  
Estate Agents

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements