FOR SALE

EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY
Land off Netherton Lane, Highley, Bridgnorth, Shropshire, WV16 6NN

2.17 acres (0.88 ha) Net Developable

hallscommercial.co.uk
01905 728 444
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- Attractive edge of Village Location
- Excellent links to Bridgnorth and Kidderminster
- Gross Site Area: 3.57 acres (1.44 ha)
- Net developable area: 2.17 acres (0.88 ha)
- Outline Planning Permission subject to Section 106
- Freehold

We are instructed to seek offers on an unconditional or 'subject to planning' basis for the freehold interest in the property.
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Location
The site is located fronting Netherton Lane just off New Road (B4555) at the southern end of the village of Highley in the county of Shropshire.

The village of Highley has a population of 3,100 and offers good local village facilities including shops, a primary school, doctors surgery, pubic houses and a golf course.

Highley is conveniently situated for both Bridgnorth (located approximately 8 miles north) and Kidderminster (approximately 13 miles south east). Birmingham City centre is also within 1 hour located approximately 30 miles east.
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Description
The site offered for sale extends to about 3.57 acres (1.44 hectares) as shown edged red on the plan on the back page of these particulars.

The site is generally level and predominantly vacant grassland, apart from a tarmac parking area on the east of the site and a concrete driveway off Netherton Lane providing access across the site to the commercial units to the south. There are no buildings or structures on the site.

The site lies adjacent to existing light industrial works to the south with open countryside to the north and west.

Planning Permission
Our clients have secured a resolution to grant outline planning permission for a mixed residential and commercial development under planning application reference 14/05410/OUT.

The residential development is in two parcels as shown coloured brown on the layout plan on the facing page. The open space and landscaping element is coloured green on the layout plan and will form part of the land to be sold. The commercial element is coloured yellow and will be retained by the vendor.

It is anticipated that 10% affordable housing will be required in accordance with Shropshire Council’s ‘Type and Affordability of Housing Supplementary Planning Document’ (SPD).

In addition, Community Infrastructure Levy will be required at the prevailing rate, currently £40 per sq m of open market housing.

Offers
Offers are invited on an unconditional or “subject to planning” basis for the site.

Information Pack
An information pack is available from the Selling Agents upon request.

1. Site and Zoning Plans
2. Tree Report
3. Outline Planning Permission
4. Noise Report
5. Ground Investigation Report
6. Services Report
7. Ecology Report

Access
The vendors require a retained access across the site to their existing car park within the yellow area on the layout plan. Rights of way will therefore exist over the strip shaded yellow on the plan on the back page.

Services
It is understood that all mains services are available to the site.

Local Services & Authorities
Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
Tel: 0345 6789000

Western Power – 0845 724 0240

Severn Trent Water Ltd
PO Box 53410
Coventry
CV3 9FJ
Tel: 0845 601 6616

British Gas/Transco – 0845 605 6688.
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Areas & Dimensions
All figures and areas given are deemed to be approximate. The information contained within these sales particulars has been prepared as at August 2016.

Areas, where quoted, have been taken from the Ordnance Survey data and their accuracy cannot therefore be guaranteed.

Tenure
The site is understood to be held freehold and is to be sold with rights of way reserved in favour of the vendor.

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction.

Viewing
Viewing of the site is by appointment through:

Halls (Midlands) LLP 01905 728444
or joint agents
First City 01902 710999
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Halls (Midlands) LLP, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:

i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as statement or representation of fact or that the property or its services are in good condition. ii) Halls (Midlands) LLP have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls (Midlands) LLP nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

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