HOLLAND BROADBRIDGE

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Building Plot, 4 Beechwood Drive, Off Ellesmere Road, Shrewsbury, Shropshire, SY1 2RF

www.hbshrop.co.uk







Offers In The Region Of £150,000

Viewing: strictly by appointment through the agent

The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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An exciting opportunity to acquire a building plot extending to approximately 255 sqm, with outline planning permission for the construction of a detached dwelling (planning permission ref no: 26/01195/OUT). The plot offers an appealing opportunity for a self builder, private purchaser or developer seeking to create an individual home in an established residential area of Shrewsbury, conveniently positioned for the town Centre and extensive range of amenities. The location offers a balance of residential surrounding and every convenience, with local shops, schools and public transport facilities available nearby. The building plot represents particularly interest opportunities for those wishing to design and built a home to their own requirements, subject to relevant planning and building control approvals.

PLANNING PERMISSION
The respective purchasers should independently inspect the planning permission, approve drawers, decision notice and any associated conditions held by Shropshire Council. The scope of the outline permission, the matter reserved for subsequent approval and any requirements related to access, appearance, landscaping, layout for scale should be confirmed before purchasing. Purchasers should also establish whether the permissions remain extant and whether any pre-commencement conditions or other obligations apply.

SERVICES AND UTILITIES
No services are to be understood to be connected or provided to the plot. Purchasers will be responsibly for making their own enquires and arrangements regarding the availability, location, capacity and cost of connections for electricity, water, foul drainage, service water drainage, gas, tele communications and other services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
No investigation have been undertaken into the existence of any of wayleaves, easements, covenants, rights of way, rights of access, service media or other third party rights effecting the plot.

ACCESS AND HIGHWAYS
Purchasers should satisfy themselves as to the legal and physical means of access to the plot, including any rights over adjoining land, highway status, visibility requirements and any other necessary highway work or consents.

BOUNDARIES AND MEASUREMENTS
The stated plot area is approximate and is provided for guidance only. Purchasers should satisfy themselves as to the size extend of the land, the position of its boundaries and any encroachments or boundary responsibilities by inspection and refer to the title documentation and an appropriate survey.

BUILDING REGULATIONS AND FURTHER CONSENTS
Outlined planning permission does not constitute building regulations, approval or guarantee that every aspect of a proposed dwelling can be implemented without further consents. Purchasers will be responsible for obtaining all necessary reserved matter approvals, building regulations approval, and any other permissions required for their intended development.

LEGAL AND PROFFERSSIONAL ADVICE
All interested parties should rely on their own investigations and professional advice. Information containing within these particulars providing in good faith or general guidance and does not constitute a warranty or representation as to the suitability, develop ability or value of the land.

COUNCIL TAX BAND TBC

Tenure
We are advised that the land is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.