

GARY CHESTERS <small>INC. 1985</small> <small>CHARTERED BUILDING SURVEYOR</small> 	
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<small>PLANNING</small> <small>ARCHITECTURAL</small> <small>PARTY WALL SURVEYOR</small>	
<small>SITE PLAN</small>	
<small>SITE AT WATERS LANE,</small> <small>NEWPORT, SHROPSHIRE,</small> <small>TF10 1LD.</small>	
<small>MR B ATKIN</small>	
<small>DRAWING</small> <small>NUMBER</small>	<small>17-168b</small>

Land Adjacent to 27 Water Lane, Newport

- Town Centre Re-development Site
- Total Site Area of Approximately 0.84 Acres (3384m²)
- Suitable for Residential and/or Commercial Development (subject to receipt of necessary planning consents)

For Sale by Private Treaty

POA

Newport Office:
01952 820239

NEI3280300119

Land adjacent to 27 Water Lane, Newport, Shropshire, TF10 7LD

Brief Description

Town Centre Re-development site

An exciting opportunity to acquire a substantial site of approximately 0.84 acres (3384m²) suitable for residential and / or commercial development (subject to receipt of necessary planning consents)

Offers invited subject to prospective purchasers obtaining their own planning permission.

Location

The plot is situated a short walk from Newport Town Centre with its high street stores, smaller specialised shops, indoor and outdoor markets, bars, cafes, restaurants and historic buildings. The plot falls in the Newport catchment area renowned for its excellent schools, including Newport Girls High School and Adams Grammar. Newport is within easy commuting distance of Telford, Stafford, Shrewsbury, and Birmingham, with great access to the A41 and Midlands motorway network, including the M6 and M54.

Tenure

We are advised that the site is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

Services

We are advised that all mains services are available. Purchasers are advised to check the availability prior to proceeding with the purchase. It will be the purchaser's responsibility to locate and connect the services at their expense. Barbers have not tested any apparatus, equipment, fittings, etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Disclaimer Property Details

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. The measurements given are approximate.

Directions

At the mini roundabout in Newport High Street take the Stafford Street exit. At the traffic lights turn left on to Water Lane. The plot is situated on the left hand side mark by our For Sale board.

Local Authority

Telford & Wrekin Council Addenbrooke House, Ironmasters Way, Telford, TF3 4NT. 01952 380000

Viewing/Pre-Sales Marketing Advice

Viewing strictly by appointment only with the Agents' office at 30 High Street, Newport, Shropshire TF10 7AQ.

Tel: 01952 820239

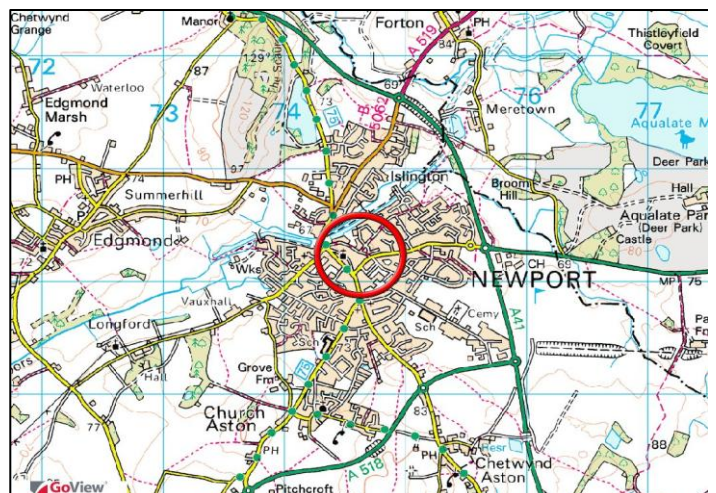
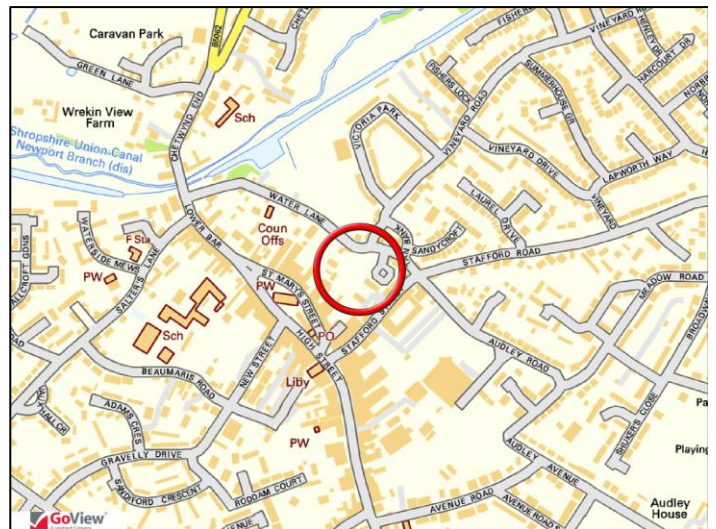
Email: newport@barbers-online.co.uk

Method of Sale

For Sale by Private Treaty.

Note

The landowner reserves a hammerhead access point to the south west side of the site. The exact position to be agreed.



Plans for identification purposes only

The Measurements Given Are Approximate

Barbers for themselves and for the Vendor's or Lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, and set out as a general guide and do not constitute any part of the contract. No person in the employment of Barbers has any authority to make or give any representations or warranty whatsoever in relation to this property.