

# Great Hales Street, Market Drayton, Shropshire, TF9 1JW

## For Sale – Redevelopment Site



### REDEVELOPMENT SITE SUBJECT TO STATUTORY CONSENTS

- 0.76 acres (0.3093 hectares)
- Rental income from an existing tenancy of part of the site
- Ground floor sales area 46.07 sq m / 505 sq m
- Planning consent granted in 2010 (now lapsed) for the erection of 14 dwellings (ref 07/00460/FUL)
- Situated in a town centre location close to local amenities

**Offers Around £550,000**



Chartered Surveyors • Estate Agents

**01952 221220**

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**Redevelopment Site**  
**Great Hales Street**  
**Market Drayton**  
**Shropshire**  
**TF9 1JW**

**Location**

The property is situated in the town centre of Market Drayton adjacent to the junction of High Street and Great Hales Street. This is an area of mixed development which is becoming primarily residential.

**Description**

The property comprises a former garage site which is largely undeveloped with a former office building fronting Great Hales Street and a workshop at the rear of the site.

Planning Consent was originally granted in 2007 and extended in 2010 for a residential development of 12 houses and 2 flats. The site area has been extended slightly to include more land and the total site now is approximately 0.76 acres (0.3093 hectares).

**Tenure**

The property is of freehold tenure.

The workshop to the rear which is let at a rent of £5,000 per annum exclusive. This letting is on a business tenancy on a periodic basis.

**Price**

£550,000

**Services**

We understand that mains water, electricity, gas and drainage services are available to the site.

**Site Investigation Reports**

Ground investigation reports were carried out in connection with a previous planning permission, some of these may be available to prospective purchasers.

**Development Opportunity**

The site is an ideal redevelopment opportunity subject to statutory consents. The obvious use would be for a residential development although as the site lies close to the town centre there may be a possibility of some commercial activity.

**Business Rates**

The vacant offices at the front of the site have a rateable value of £5,800. The tenanted unit at the rear of the site has a rateable value of £10,000.

**Local Authority**

Shropshire Council  
Shire Hall  
Abbey Foregate  
Shrewsbury  
SY2 6ND  
Tel: 0845 6789 003

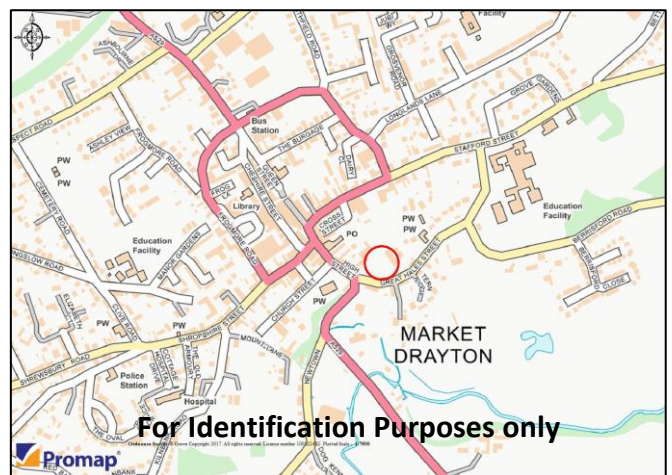
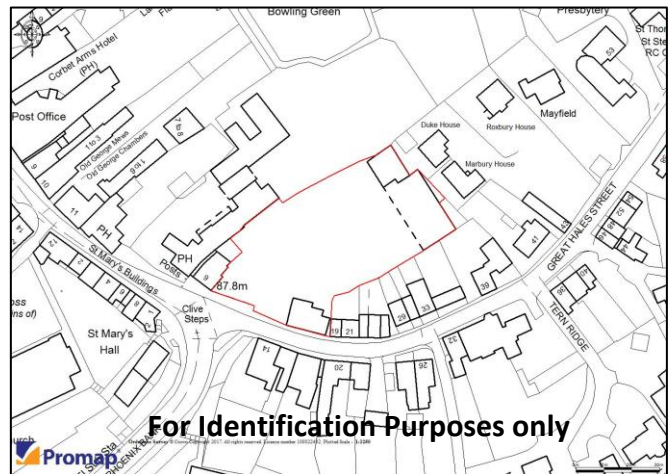
**Viewing**

As there is a tenant in occupation of part of the site all viewings must be carried out through Barbers:

**01952 221220 / [commercial@barbers-online.co.uk](mailto:commercial@barbers-online.co.uk)**

1 Church Street  
Wellington  
Telford  
Shropshire  
TF1 1DD

or the joint Agents, Tempertons – 01952 812 519



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I/We hereby certify that subject to any above amendments these draft sale particulars are accurate and in my/our opinion do not contain any misleading statements. If any subsequent amendments or alterations are made to the property whilst it is offered for sale, Barbers must be notified so that the sale particulars and other display material can be amended accordingly.

Signed ..... (Client name) Dated .....

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