



Helping *you* move



Greenfields, Greenfields Lane, Market Drayton, TF9 3SL

Large DETACHED PERIOD PROPERTY with LARGE GARDEN and PADDOCK with DEVELOPMENT POTENTIAL in a Rarely Available Location - In Need of UPDATING but Masses of POTENTIAL!

Offers in Region of
£425,000

Greenfields, Greenfields Lane, Market Drayton, Shropshire, TF9 3SL

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Overview

- Large Detached Period Property
- Plus 0.5 Acre Paddock
- Clear Development Potential
- Three Reception Rooms
- Dining Kitchen, Utility Room
- Storage Room, Cellar, Ground Floor Shower Room
- Four Bedrooms, En-Suite, Large Family Bathroom
- Offered With No Upward Chain
- Energy Rating G-17



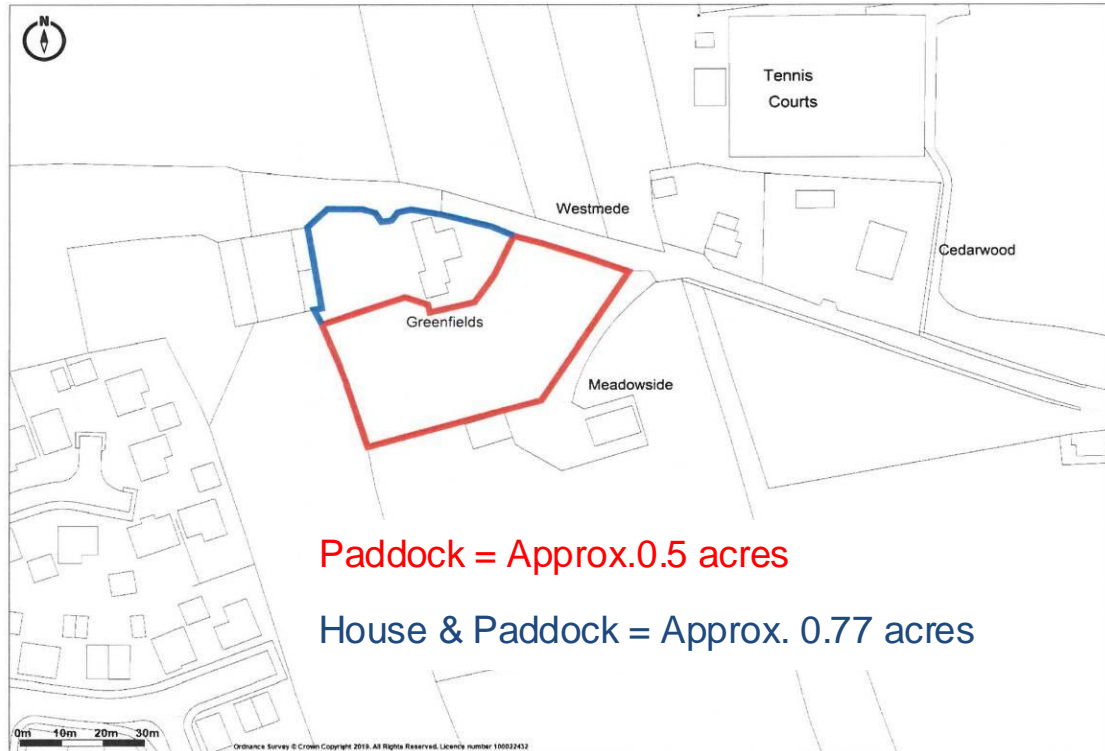
“Greenfields is a rare opportunity to purchase a large detached period property with very generous outside space including a large garden and a paddock which totals 0.5 acres. The house and paddock can be acquired as one lot or available as separate lots so that there are options for either a development opportunity (subject to planning permission), or to transform the existing period property, which requires extensive renovation and refurbishment but the potential is clear to see. Situated within the development boundary of Market Drayton with amenities close by, the location is also just as appealing.”

Location

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are between approximately 15 to 26 miles away.



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LANDMARK INFORMATION

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Printed Scale - 1:1250. Paper Size - A4

Development Potential

Prospective purchasers are advised to make their own investigation into development potential of the property. However, pre-application comments have been sought from Shropshire Councils Development Control Team in August 2019, which confirm that due to the site being located within the development boundary associated with Market Drayton, that the application to accommodate new housing on the property would be policy compliant. Further details in respect of the pre-application comments received are available upon request via joint agent, Peter Richards & Co.

Directions

From our office in Maer Lane turn left and then right at the mini island. Carry on just a short distance onto the bridge and then turn immediate left onto Greenfields Lane. Continue straight almost to the end of the lane where you will then find the entrance to the property on the left hand side.

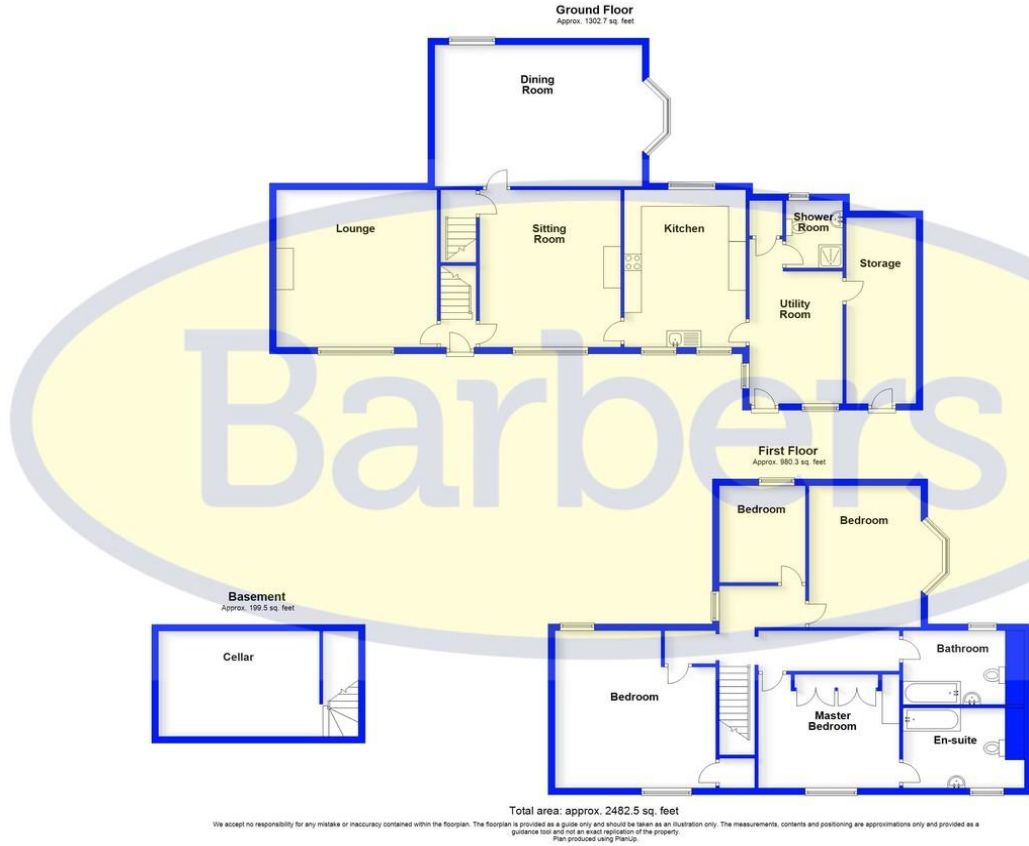
Services

We are advised that mains electric and water and are available with oil fired central heating and septic tank drainage. 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

Local Authority

Planning and Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9004/0345 678 9002

- LOUNGE**
15' 7" x 15' 5" (4.75m x 4.7m)
- SITTING ROOM**
15' 7" x 13' 6" (4.75m x 4.11m)
- DINING ROOM**
19' 10" x 14' 1" (6.05m x 4.29m)
- KITCHEN**
15' 7" x 11' 8" (4.75m x 3.56m)
- UTILITY ROOM**
13' 1" x 8' 11" (3.99m x 2.72m)
- SHOWER ROOM**
6' 8" x 5' 5" (2.03m x 1.65m)
- STORAGE ROOM**
18' 5" x 6' 8" (5.61m x 2.03m)
- MASTER BEDROOM**
13' 6" x 11' 3" (4.11m x 3.43m)
- EN-SUITE BATHROOM**
11' 8" x 7' 11" (3.56m x 2.41m)
- BEDROOM TWO**
15' 7" max" x 15' 5" (4.75m x 4.7m)
- BEDROOM THREE**
14' 1" x 10' 9" (4.29m x 3.28m)
- BEDROOM FOUR**
9' 7" x 8' 3" (2.92m x 2.51m)
- BATHROOM**
11' 8" x 7' 4" (3.56m x 2.24m)
- CELLAR**
15' 5" x 10' 5" (4.7m x 3.18m)

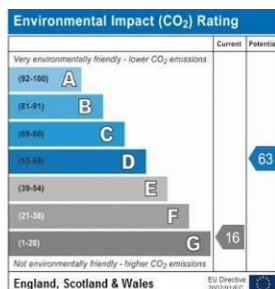


AML Regulations

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Viewing Arrangements

By arrangement with the Agents Office's - Tower House, Maer Lane, Market Drayton, TF9 3SH
 Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk.
 Peter Richards & Co, Crab Tree Farm, Prees Heath, Whitchurch, Shropshire, SY13 3JY
 Tel: 01948 840309 or email: peter@peterrichardsonline.co.uk



MD20714231019

Market Drayton Residential Sales
 Tel: 01630 653641
 Email: marketdrayton@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.