



Helping *you* move



Building Plot Adjacent Riverside, Mill Street, Wem, SY4 5ED

A fantastic opportunity to acquire a single building plot located in the popular market town of Wem and having full planning permission, with conditions, for a three bedroom detached house . Application Number 17/04308/FUL.

Offers In Region Of
£70,000

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Overview

- Single Building Plot
- Having Full Planning Permission with conditions
- For a Three Bedroom Detached House
- Application No: 17/04308/FUL
- Popular Market Town Location



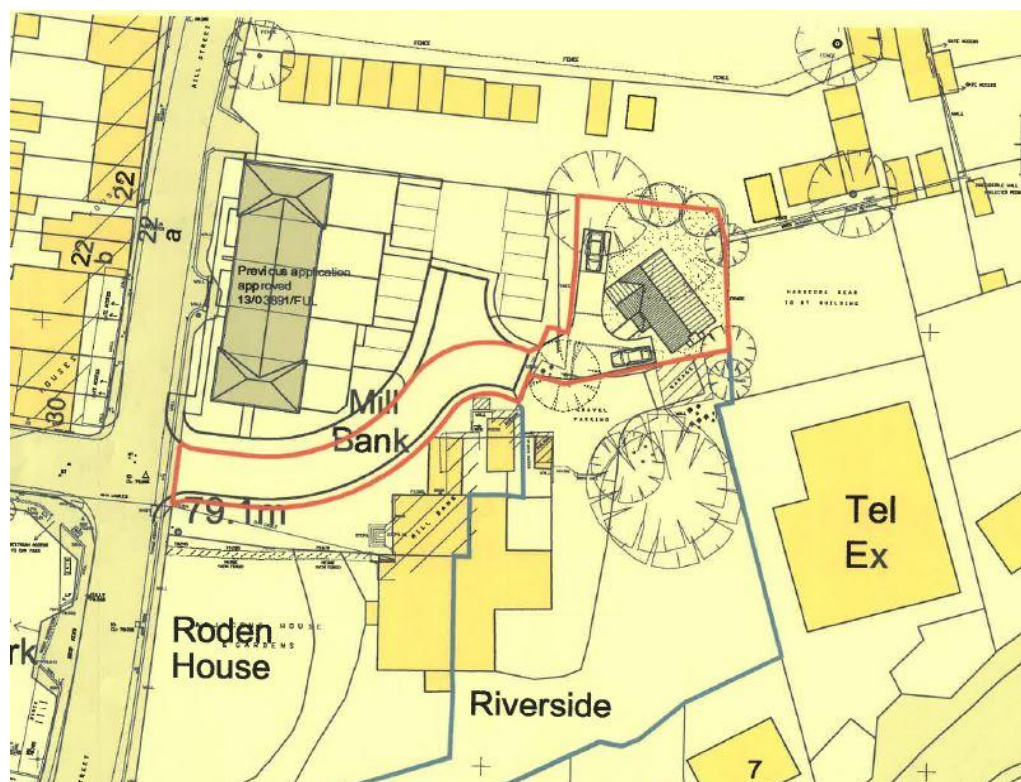
A fantastic opportunity to acquire a single building plot located in the popular market town of Wem and having full planning permission, with conditions, for a three bedroom detached house . Application Number 17/04308/FUL. The plans are for a three bedroom detached house with Lounge, open plan Kitchen/Diner, Master En Suite and Family Bathroom.

LOCATION

Set in the North Shropshire Market town of Wem, having excellent rail links to Shrewsbury and Crewe, it also boasts nursery, primary and secondary schools and a recently extended doctors surgery. Wem offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centres of Shrewsbury, Telford and Oswestry are between 11 and 25 miles approximately.

PLANNING

Shropshire Council was granted Full Planning Permission, subject to conditions, for the erection of 1 dwelling. Application No. 17/04308/FUL. Date of Decision 2nd November 2017. Copies of the Decision Notice are available from our office on request. Full plans also available to view. There is no affordable housing contribution applicable to this permission.



CIL

In addition to the purchase price the purchaser will be responsible for the following cost, payable to the council: CIL (Community Infrastructure Levy) currently £5264.59 though self build purchasers may be exempt- subject to approval of a Self Build Exemption application by the council.

SERVICES

We are advised that mains electricity, water and drainage are within the vicinity, to be connected at the cost of the purchaser.

TENURE

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 Department, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

PROPERTY INFORMATION

We believe this information to be accurate, but they cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From the centre of Wem turn into Mill Street at St Peter & St Pauls Church towards Shrewsbury, continue on and the turning for the plot can be found on the left hand side before the right hand turn into Bamard Street.

VIEWING/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

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.

METHOD OF SALE

For Sale by Private Treaty.



Ground Floor Plan



First Floor Plan



PLANS

Plans provided are indicative and not to scale.

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

BRANCH NAME
Branch Address | Tel: 01948 667272
Email: whitchurch@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.