



Helping *you* move



Development Land at Charlesway, Market Drayton, TF9 1DA

Development Land For Sale - WITH FULL PLANNING PERMISSION
For Two Semi Detached Houses. **18/04132/FUL**

Planning Reference

Proposed development - Erection of a pair of semi-detached houses following the demolition of existing garages. 18/04132/FUL - Granted 21st December 2018.

MD26310170220

Offers in Region of
£130,000

Overview

- Development Land For Sale
- With Full Planning Permission
- For Two Semi Detached

Dwellings

- Offered With No Upward Chain
- 18/04132/FUL
- Granted 21st December 2018



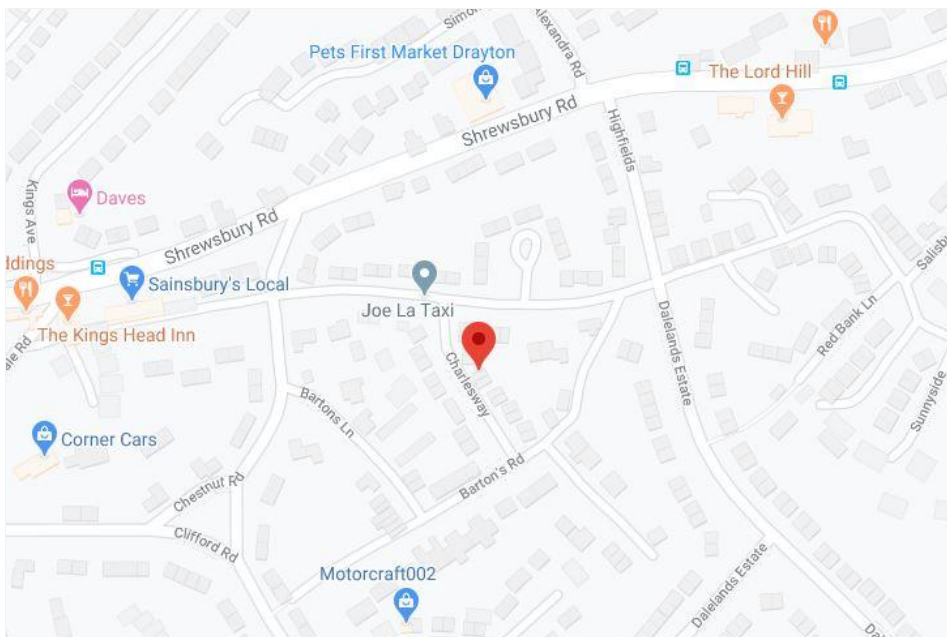
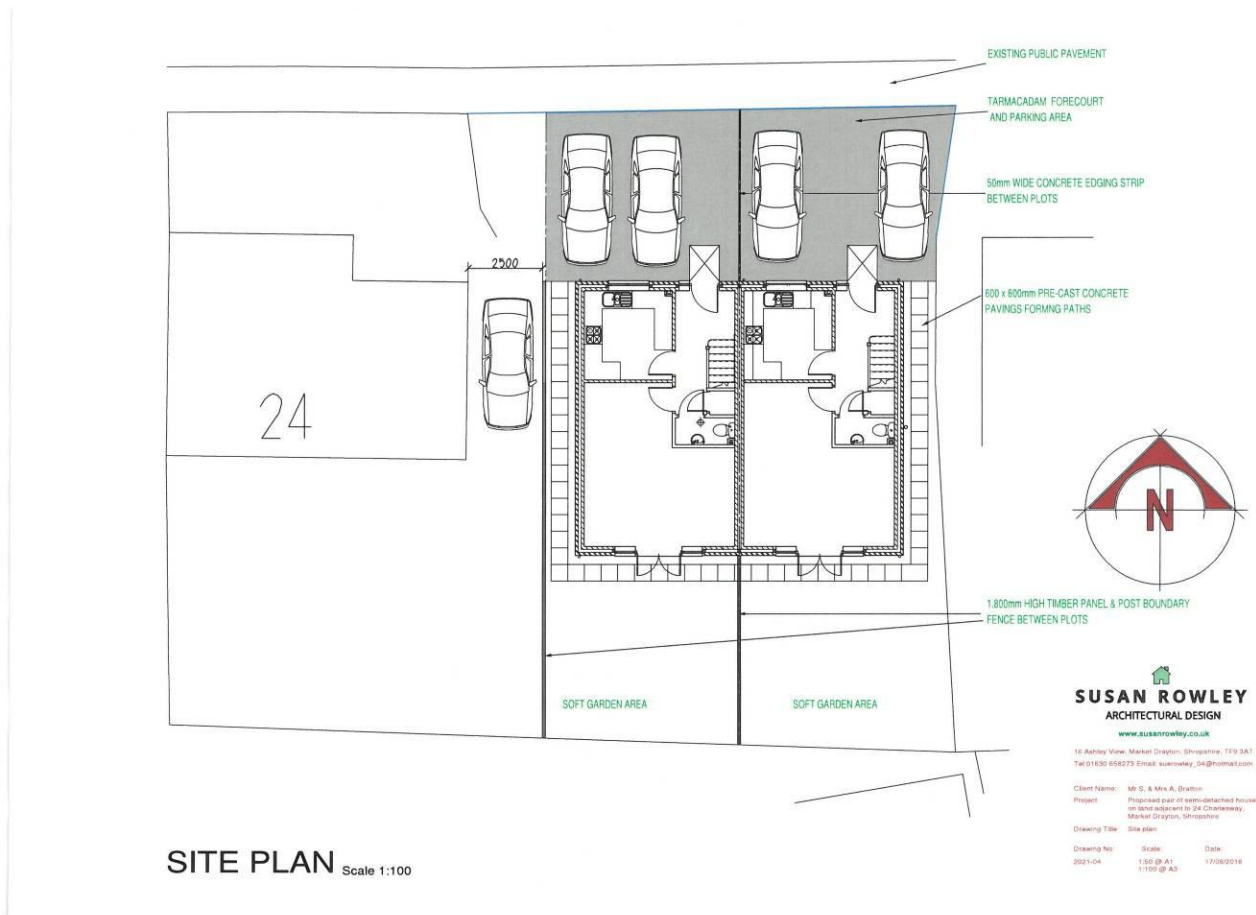
“This exciting opportunity offers a private purchaser, builder or property developer to build Two Semi Detached Houses on a good sized plot in an appealing location.

The plot has Full Planning Permission to erect 2 Semi Detached Houses following the demolition of the existing garages. 18/04132/FUL - Decision Granted 21st December 2018. The approved plans are for 2 semi detached houses both with an Entrance Hallway, Cloakroom/wc, Kitchen, Open Plan Lounge and Dining Area, Three Bedrooms, Bathroom and En-Suite.”

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 all within commutable distance.



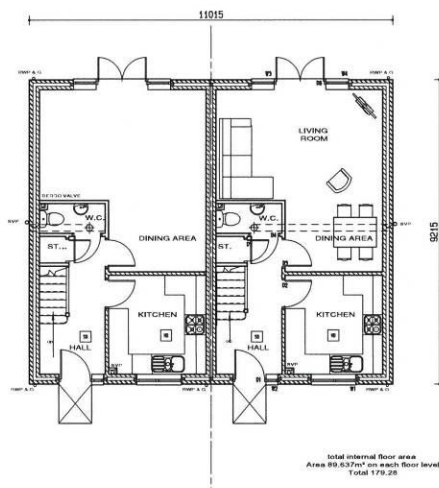


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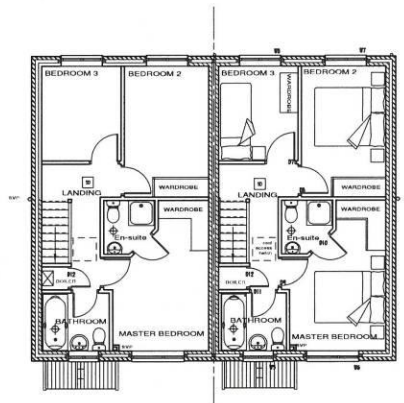
Directions

Turn left out of our office in Maer Lane and left at the mini island into Cheshire Street. At the next mini island, turn right into Frogmore Road and continue into Shropshire Street. Proceed onto Shrewsbury Road and continue straight along this road past the Lord Hill public house, take the next turning on the left hand side into Highfields and then take the next turning on the right into Salisbury Road. Continue a short distance and then take the second turning on the left into Charles Way where you will find the plot on the right hand side which can be identified by our for sale board.

DO NOT SCALE
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator



GROUND FLOOR PLAN AS PROPOSED
PLOTS 1 & 2



FIRST FLOOR PLAN AS PROPOSED
PLOTS 1 & 2

SUSAN ROWLEY
ARCHITECTURAL DESIGN
www.susanrowley.co.uk

16 Ashley View, Market Drayton, Shropshire, TF9 3AT
Tel: 01630 656273 Email: srowley_04@hotmail.com

Client Name: Mr S. & Mrs A. Stratton
Project: Proposed pair of semi-detached houses on land adjacent to 24 Charlesway, Market Drayton, Shropshire

Drawing Title: PLANS AS PROPOSED

Drawing No: Scale: Date
2021-01 1:50 @ A1 22/08/2018
1:100 @ A3

SERVICES

We are advised that mains electric, gas, water and drainage are available within the facility. Purchaser to be responsible for all mains supply connection charges for the building plots.

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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH

Tel: 01630 653641 or email: marketdrayton@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.

Barbers Residential Sales

Tower House, Maer Lane, Market Drayton, Shropshire | 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.