

FOR SALE

TSR

TOWLER SHAW ROBERTS

GARAGE SITE IN WELL ESTABLISHED RESIDENTIAL AREA



GARAGE SITE

1-13 WHITEHOUSE
GARDENS

DITHERINGTON

SHREWSBURY

SY1 4DB

- Freehold garage site comprising 13 single-storey domestic garages configured in 2 blocks, extending to approx. 0.20 acres (0.08 hectares).
- Attractive investment/ potential development opportunity, Subject to planning
- Occupying a convenient location in an established residential area of Shrewsbury, close to a range of amenities.
- Guide Price: Offers in the region **£100,000** are invited for the Freehold interest with the benefit of vacant possession.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The property occupies a convenient location within this densely populated residential area approximately 1 mile north of Shrewsbury Town Centre and situated just off Ditherington Road, being one of the main approach routes to the town from the north.

Shrewsbury is the County Town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads, approx. 12 miles west of Telford, 45 miles North West of Birmingham and 45 miles south of Chester.

Description

The site comprises 13 vacant domestic single-storey garages, configured in 2 blocks with parking and turning areas to the front.

The site is level extends to approximately 0.20 acres (0.08 hectares).

Services (Not Checked or Tested)

Prospective purchasers must satisfy themselves in respect of provisions and capacity of all services and drainage, either on or off the site.

Tenure

The site is understood to be of Freehold tenure and is offered for sale by private treaty.

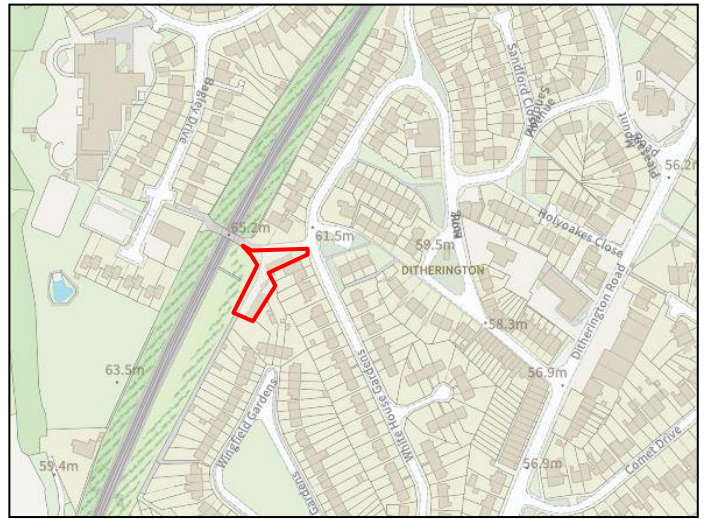
The vendor is unable to give warranties on ground & building conditions, environmental matters, services, third party rights, etc. Offers are invited on an unconditional basis and prospective purchasers must make their own enquiries and investigations.

Guide Price

The property is offered For Sale by private treaty inviting offers in the region of **£100,000** for the freehold interest with the benefit of vacant possession upon completion.

Planning

Interested parties are advised to make their own enquiries with the Local Authority Planning Department regarding their intended use.



For Reference purpose only

Scale: Not to Scale

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs in respect of the transaction.

Anti-Money Laundering (AML) Regulations

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Viewing

Strictly by prior appointment with the sole Selling Agents Towler Shaw Roberts LLP. TSR House, Brassey Road, Old Potts Way, Shrewsbury, SY3 7FA. Tel: 01743 243 900.

September 2023

TSR House

Brassey Road, Old Potts Way, Shrewsbury, Shropshire SY3 7FA
Tel: 01743 243900 Fax: 01743 243999

Also at

Unit 8, Hollinswood Court

Stafford Court, Telford, Shropshire TF3 3DE
Tel: 01952 210222 Fax: 01952 210219

Also at

4 Tettenhall Road, Wolverhampton, West Midlands, WV1 4SA
Tel: 01902 421216 Fax: 01902 426234

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Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."