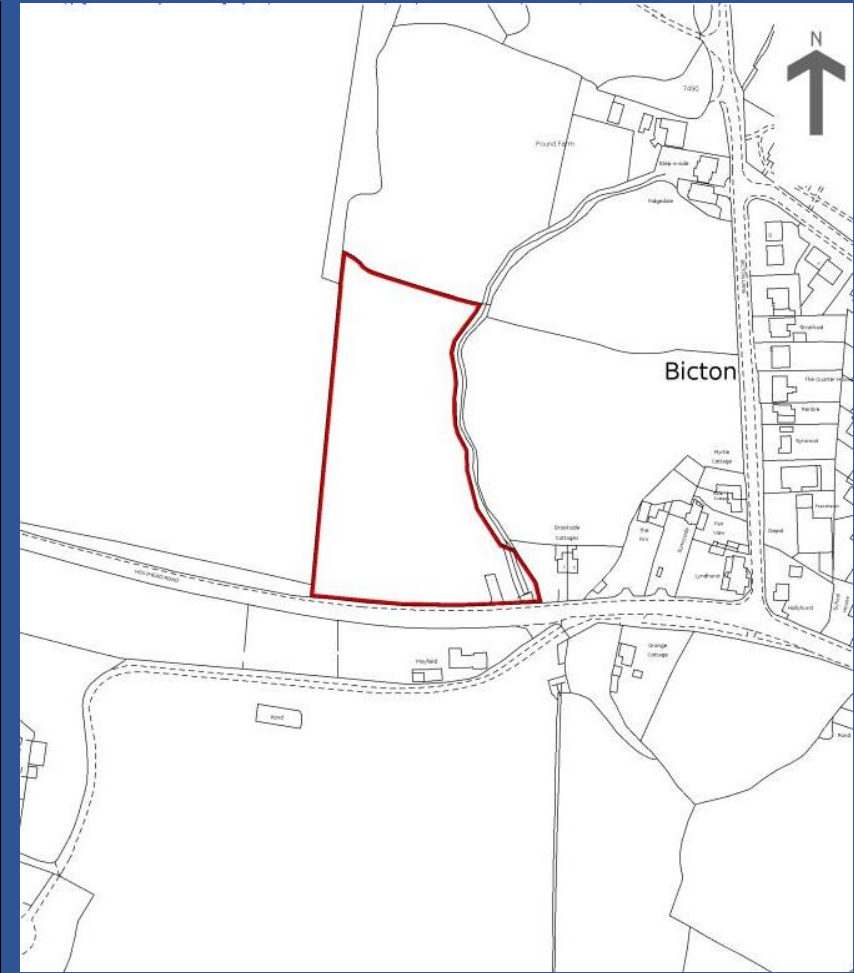


FOR SALE

TSR
TOWLER SHAW ROBERTS

WELL LOCATED PARCEL OF ACCOMODATION LAND EXTENDING TO APPROX 3.72 ACRES



LAND OFF HOLYHEAD ROAD | BICTON | SHREWSBURY | SY3 8EQ

Location

The site occupies a prominent roadside location adjacent to Bicton Primary School, on the edge of the village of Bicton approximately 3 miles north west of Shrewsbury town centre. The site is located on the busy A4380 which connects Montford Bridge and the A5 to Shrewsbury from the north west.

Shrewsbury is the County Town and administrative centre of Shropshire, strategically located at the intersection of the main A49 and A5 trunk road approximately 55 miles north west of Birmingham, 18 miles west of Telford and 40 miles south of Chester.

Description

The site comprises open accommodation land extending to approximately 3.72 acres (1.5 hectares) with the benefit of an existing accessway off the A4380. The site is generally level and regular in shape, with the boundaries readily defined with established hedging.

NB. A parcel of adjoining accommodation land extending to approx. 26.51 acres (10.73 hectares) is available For Sale by separate negotiation. Further details are available from the Selling Agents upon request.

Services (Not Checked or Tested)

There are no services presently connected to the site but we understand these are available in the vicinity.

Interested parties are advised to make their own enquiries with the relevant utility companies.

Guide Price

The property is offered For Sale by private treaty inviting offers in the region of **£75,000** 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.

Ground Conditions and Contamination

Prospective purchasers are required to undertake their own investigations and fully satisfy themselves as to the suitability of the land for any use proposed.

Rights of Way, Wayleaves etc.

The site is sold subject to or with the benefit of any rights of way, wayleaves, easements or restrictions which may or may not exist whether mentioned in these particulars or not.

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. We are advised the Vendor has not elected to charge VAT on the property.

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.

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."