



NB: Red-line boundary for illustrative purposes only

Land at Arfield Business Park

A525 Whitchurch Bypass, Whitchurch, SY13 3JQ

- Industrial development opportunity on the outskirts Whitchurch
- Allocated employment land extending to approximately 7.5 ac (3 ha)
- Good road access onto the A525 and A41 bypass roads
- Landowner may consider splitting the site, subject to requirements

Arfield Business Park

Whitchurch

LOCATION

The site enjoys a prominent location on the outskirts of Whitchurch, approximately 0.75 miles from the town centre. Whitchurch is a market town in North Shropshire, which lies approximately 2 miles east of the Welsh border, 20 miles north of Shrewsbury and 20 miles south of Chester, with excellent main road and railway connections.

The site itself is situated just off the Whitchurch Bypass roundabout and bounded to the north by the A525 bypass road. It is adjoined by open fields to the south and east, with the A41 bypass road to the west. St John Talbot's School is located opposite, on the other side of the A525, accessed off Tilstock Road (B5476) and The White House School lies a short distance to the east on Prees Road (B5395).

The site is accessed directly off the A525 and has a prominent roadside frontage.

DESCRIPTION

The property comprises a substantial plot of employment land, which is suitable for industrial development, subject to planning permission.

It is currently agricultural land, but has been allocated for employment use in the Shropshire Local Plan.

The land is predominantly level and regular in shape, being bounded by mature hedgerows with a gated vehicular access directly off the A525.

SITE AREA

Total Site Area	7.5 acres	3 hectares
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SERVICES

We understand that mains services are available close by. However, interested parties are advised to make their own enquiries in this regard.

PLANNING

The property is currently agricultural land, but is allocated for Employment Use in the Local Plan. It is offered for sale for industrial development subject to planning permission. Interested parties should make their own enquiries with the Local Planning Authority.



LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel 0345 678 90000

TENURE

Freehold: The land is available to purchase freehold with vacant possession (subject to planning permission).

The landowner may consider splitting the site dependent on individual requirements.

PRICE

Price upon application.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

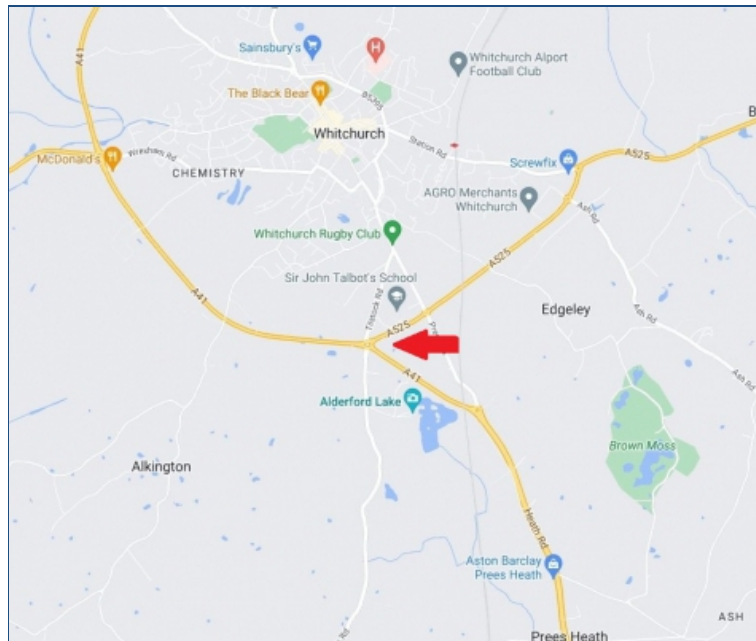
Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk

Ref: JAGD/3836



Printcode: 2022623

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