

FOR SALE

TSR

TOWLER SHAW ROBERTS

UNIQUE PARCEL OF AMENITY LAND WITHIN THIS POPULAR RESIDENTIAL AREA



**LAND OFF RACECOURSE
GREEN**

SHREWSBURY

SHROPSHIRE

SY2 5BT

- Unique parcel of amenity land extending in total to approx. 580 sqm (0.14 acres)
- Considered suitable for additional garden space or as an allotment
- Established residential location off Racecourse Green with Monkmoor Recreation Ground close by.
- Available For Sale.
- Guide Price: Offers in excess of **£10,000** are invited for the freehold interest.

Call 01743 243900

www.tsrsurveyors.co.uk

REGIONAL COVERAGE...LOCAL EXPERTISE

Shrewsbury | Telford | Wolverhampton

Location

The land is located within an established residential area of Shrewsbury off Racecourse Green positioned between Monkmoor Road and Racecourse Avenue, approximately 1.5 miles north east of Shrewsbury Town Centre.

Description

This unique parcel of amenity land extends in total to approx. 580 sqm (0.14 sqft) and is fairly level and regular in shape with pedestrian access provided via Racecourse Green

Accommodation

	SQM	Acres
Development Site Area	580	0.14

Services (Not Checked or Tested)

We understand that there no services connected to the site. Interested parties should make their own enquiries with the appropriate suppliers regarding any necessary connection arrangements.

Tenure

The land is understood to be Freehold and is offered for sale by Private Treaty with the benefit of vacant possession upon completion.

Guide Price

Offers in excess of **£10,000** are invited for the freehold interest.

Overage Payment

In the event of the Purchaser or its Successors in Title securing planning permission for any type of development a further payment to the Vendor will be required.

This overage payment will equate to 50% of the uplift in value as a result of securing the planning permission and will be payable within three months of receipt of the planning permission.

General Conditions and Contaminations

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



For Reference purpose only

Scale: Not to Scale

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.

Planning

The land has been previously used for horticultural and open storage purposes. Interest parties are advised to contact the Local Authority directly regarding their intended use.

Local Authority

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

Legal Costs

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

VAT

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

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

January 2019

TSR House

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Also at

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