



Development Plot Off Waen Lane

Maesbury Marsh | Oswestry | Shropshire | SY10 8JD

BERRYS

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FEATURES

- Residential Development Opportunity
- Full Planning Permission which has been commenced
- Extends to approximately 0.18 acres.
- Accessible yet rural location

Description

This self build development plot provides any prospective purchaser the unique opportunity to build their forever home nestled within the idyllic Shropshire Countryside.

The plot is one of 4 within a private cul de sac. It has full planning permission for a four bedroom property extending to 152sqm with single garage all in approximately 0.18 acres.

The property is located only 3 miles from the popular market town of Oswestry and 2 miles from the A5, a main trunk road providing road links to the north and east.

Outline and reserved matters applications have been approved and the development has been commenced.



Planning Consent

Outline Planning permission was granted by Shropshire Council (Ref: 14/02643/OUT) which was subsequently followed by an approved reserved matters consent Ref: 16/01094/REM. A discharge of conditions application was submitted and approved 18/04036/DIS and the development has been commenced.

The purchaser will be responsible for paying the affordable housing payment of £9,000 to Shropshire Council. The purchaser will also be liable for any Community Infrastructure Levy (CIL) payments if applicable.

Services

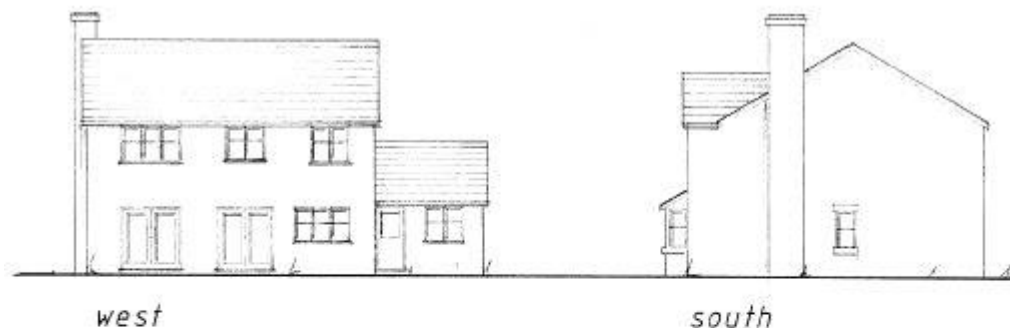
We have been informed that the property can be connected to mains water and electricity with private drainage which the purchasers would need to install themselves. The purchasers must make their own enquiries.

Access

Plot 1, 2 and 3 are served by a private driveway. Plot 4 has its own access.

Viewing

Viewings are by appointment only with the selling agents. Please contact Mark Morison to arrange an appropriate time to view.





DIRECTIONS

From Oswestry at the Mile End Roundabout take the A483 towards Welshpool. After the first set of traffic lights take the left hand turn onto Maesbury Road towards Maesbury/Knockin. Continue down this road for 1.7 miles and at the staggered crossroads within the hamlet of Maesbury Marsh, take the left hand turn onto Waen Lane. The plot will be denoted by a Berrys for sale board on the left hand side of the road.

Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

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4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

To book a viewing, please contact:

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