

FOR SALE Due to relocation.
SITE KNOWN AS RG STONES (BUILDINGS) LIMITED,
THE SAWMILLS, STATION ROAD,
WESTON RHYN, OSWESTRY, SHROPSHIRE,
SY10 7TG,



A fantastic residential development site located on the edge of Weston Rhyn with the benefit of fantastic views onto the Shropshire Union Canal and the grounds of the prestigious Moreton Hall School and Golf Course. The site benefits from a residential planning consent for up to 64 dwellings

Price: Offers in excess of
£2,250,000 (exclusive)

LOCATION

The site is located approximately 1 mile from the A5 on the eastern edge of the town of Weston Rhyn at the point where the Rhoswel Bridge crosses the Shropshire Union Canal. The eastern boundary of the site abuts the Shropshire Union Canal and benefits from a full attractive canal frontage within this part of the site. The site is located within the conjoined settlements of Rhoswel and Weston Rhyn.

Weston Rhyn comprises of a village with a population of approximately 2,850 people, which sits on the Shropshire/Clwydd Border. The village offers the majority of local amenities and benefits from easy access to the A5 (main Chester to Oswestry trunk road). The town of the Oswestry is approximately 4 miles to the south, where all local amenities are available, and the historic City of Chester approximately 37 miles to the north.

Rail links are good with direct services to Chester and Manchester from Gobwen and Chirk station. The journey to Manchester is approximately 2 hours.

Manchester and Liverpool airports are located approximately 56 and 47 miles respectively from the property.

Weston Rhyn is located within a short travel distance of the historic viaduct at Llangollen and all the wonderful surrounding countryside that surrounds it. There are bus services to the town of Oswestry and there are plenty of pedestrian and cycle routes located around the site enhancing the attraction of the site.

The site is located adjacent to Moreton Hall School and it's Golf Course.

DEMOGRAPHICS

The village of Weston Rhyn has a population of circa 2,850 people. The village is able to offer the majority of local amenities with a range of leisure and recreational facilities. The village is surrounded by beautiful countryside, the Welsh hills and Offa's Dyke to the west, and the River Ceiriog to the north. Originally a mining village, the pits have long since closed. Despite this, the village has in recent years expanded, with people working locally or commuting as far as Chester, Shrewsbury, Liverpool, Birmingham and Manchester.

DESCRIPTION

The site offers the rare opportunity to acquire a residential development site on the edge of the village of Weston Rhyn and within proximity of access roads providing the opportunity to commute to the Cities of Chester, Liverpool and Manchester.

The site extends to 2.63 hectares and benefits under Planning Consent Reference Number 14/05708/OUT for residential development.

ACCOMMODATION

(All measurements are approximate)

The site is approximately 2.63 hectares (6.5 acres) and provides 3,218 sq m of existing floor space (CIL Qualifying)

TENURE

The property is of Freehold Tenure under Land Registry Title Number; SL202439, SL95858, SL101623

SITUATION

The site is located on the eastern edge of the village of Weston Rhyn. The site is accessed off Station Road (B5070) via a private road approximately 0.5 mile east of the A5 trunk road.

PLANNING

The property benefits from Outline Planning Permission Reference Number 14/05708/OUT for the redevelopment of a brownfield site and demolition of all existing buildings and structures and the erection of up to 64 dwellings.

The site has the benefit of a Section 106 Agreement providing for an affordable provision of 10% and the provision of open space.

A copy of the proposed development is shown attached within these particulars.

Further Planning Information is available from the joint selling agents upon request.

LEGAL COSTS

Each of the parties are to be responsible for their own legal costs incurred in respect of the transaction.

VAT

All prices are exclusive of VAT

It is understood that the property is not elected for VAT.

SERVICES

Information relating to services to the site is available upon request from the selling agents.

INFORMATION PACK

An information Pack providing detailed information relating to the site is available to parties upon request from the selling agents

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the particulars or not.

There is understood to be a public right of way running through the site. Further details are available from the joint selling agents upon request.

FINANCIAL ACT 1989

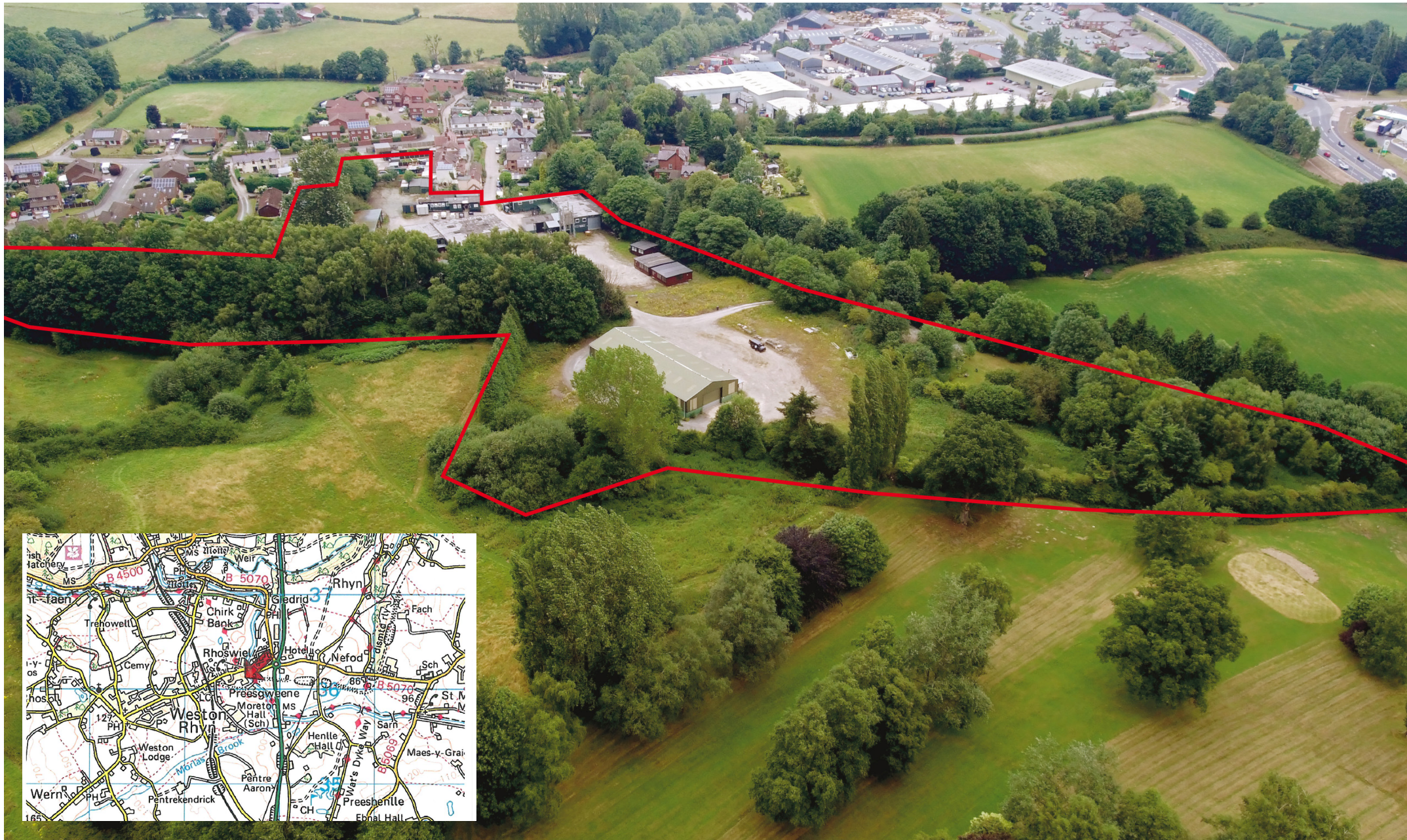
Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). All incoming Purchasers should satisfy themselves independently as to VAT in respect of any transactions.

LOCAL AUTHORITY

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
tel: 0345 6789000

FOR SALE

SITE KNOWN RG STONES(BUILDINGS) LIMITED,
The Sawmills, Weston Rhyn, Oswestry, Shropshire, SY10 7TG



METHOD OF DISPOSAL

The property is offered for sale by Informal Tender with all offers being received at either the offices of Halls Holdings Limited at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR for the attention of James R Evans or to J10 Planning Ltd, 1-3 Upper Eastgate Row, Chester, CH1 1LQ for the attention of Justin Paul. Offers must be received by at 5pm on Friday 6th of October 2017 in a sealed envelope (If offers are served by email it is for the offerer to contact either Halls or J10 respectively to confirm receipt).

The Framework for any offer submitted should be as follows:

1. Offers that are to be made should indicate if they are subject to contract only or subject to any other conditions and must detail timetabling for exchange and completion.
2. All offers must be made on behalf of a named purchaser. We advise that they should be an uneven figure in order to avoid identical bids and should be in pounds sterling.
3. No escalating bids will be considered and no offer should be made which is calculable by reference to another offer.
4. Proof of funding should be attached to the offer. Reference should be made specifically to any third party lending requirements.
5. The name and address of the solicitor acting on behalf of the bidder is to be supplied.
6. All offers received will be submitted to the Vendor as soon as possible. Bidders will be notified on receipt of our client's instructions.
7. The vendors do not undertake to accept the highest or any offer that is received. Please note that the vendors reserve the right to renegotiate/reopen negotiations with interested parties.
8. If the offer is submitted on the basis of obtaining an alternative development that deviates from the scheme to that provided under the planning reference 14/057807/OUT then full plans of the development and an accommodation schedule should accompany any offer together with detailed timetabling for exchange and completion.

VIEWING

Strictly by prior appointment with the joint agents

For more information please contact :

James Evans

Halls Holding Ltd

Halls Holding House, Bowmen Way

Battlefield, Shrewsbury, Shropshire, SY4 3DR

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M: 07792 222028

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Justin Paul

J10 Planning Limited

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FURTHER INFORMATION

Please contact the joint agents for further information.

James Evans
E: james.evans@halls.gb.com

01743 450 700

Justin Paul
E: justin@j10planning.com

01244 349 400



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate

only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.