



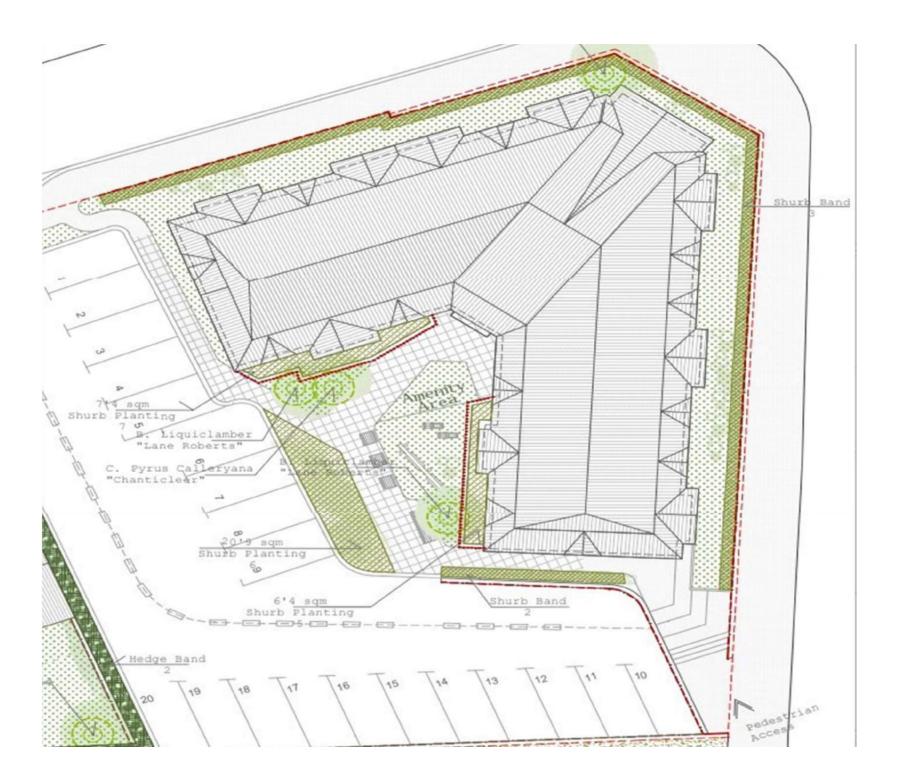
EAST ELEVATION WEST ELEVATION

introducing LAND OFF SHREWSBURY ROAD, SY7 9RT

PLANNING PERMISSION GRANTED | 18 APARTMENTS | 1 & 2 BEDROOMS | HIGH STREET LOCATION

Need an 'oven ready site' this fantastic potential is available NOW with PP granted for 18 new apartments!







The Accommodation

Accommodation Schedule

Floors / Function	Living Space	Circulation / Stores	Internal Car Parking	Bathrooms	Ensuites No.
	m2	m2	m2	No.	
Apartment 1	49	4		1	
Apartment 2	39			1	
Apartment 3	56			1	
Apartment 4	61			1	
Apartment 5	42	10		1	8
Apartment 6	47			1	
Apartment 7	60	2		1	0
Apartment 8	47			1	
Apartment 9	62			1	
Apartment 10	65			1	
Apartment 11	44	2		1	5
Apartment 12	49			1	
Apartment 13	60			1	
Apartment 14	47			1	
Apartment 15	62			1	
Apartment 16	65			1	
Apartment 17	44	10		1	; s
Apartment 18	49			1	
gf circulation		17		3	5
cycle storage		7			
entrance/stairs	83	17			
waste		6			
f circulation		16			
ff landing/stairs		11			
of circulation	0.0	16			
of landing/stairs		11			

Beds	GIFA	NIFA	NIFA : GIFA Ratio
No.	m2	m2	m2
1	51	49	98%
1	40	39	97%
2	59	56	96%
2	65	61	94%
1	44	42	96%
1	49	47	96%
2	62	60	96%
1	49	47	96%
2	64	62	96%
2	68	65	96%
1	46	44	96%
1	51	49	95%
2	62	60	96%
1	49	47	96%
2	64	62	96%
2	68	65	96%
1	46	44	96%
1	51	49	95%
			74
_			2-
26	989	948	96%

Other areas	Measure	Unit
Plot area	1,290	m2
Overall effective building footprint (GEA)	433	m2
Nr. Car Park Spaces	20	Nr.

GOOD TO KNOW

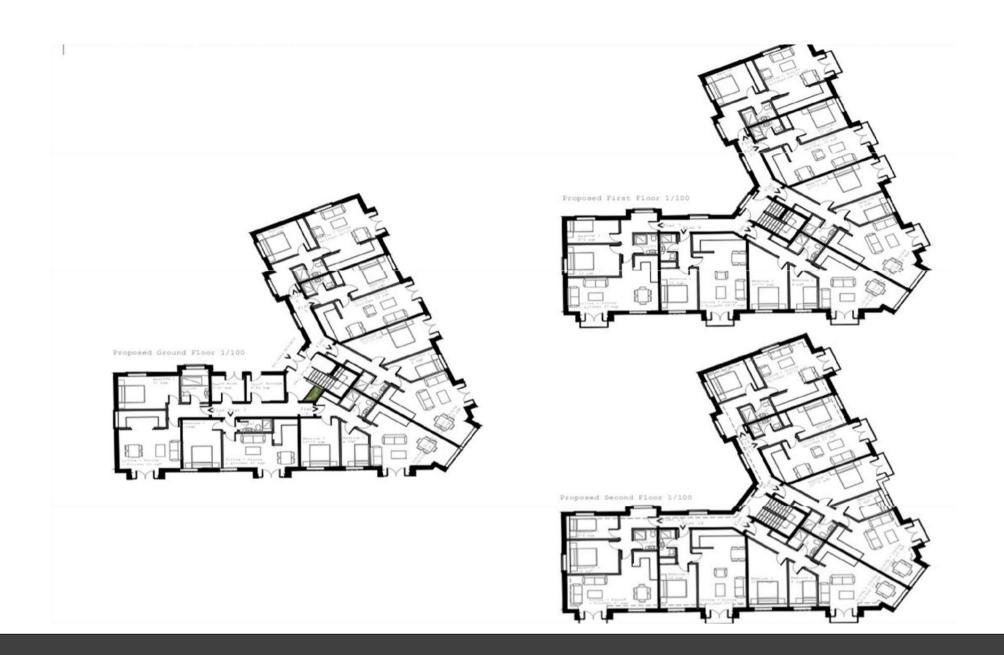
A substantial plot of land just off the high street, with planning permission granted to erected 18 new apartments, as shown in the accommodation schedule.

The land just off Shrewsbury Road, is situated in the much sought after market town of Craven Arms in Shropshire. Taking a drive through the surrounding areas that is filled with peace and tranquillity, 360 picturesque views of the famous English countryside, makes for a perfect balance of semi-rural living.

What keeps the locals entertained?
The quirky, jam packed Museum of Lost Content, never leaves a visitor disappointed! Stokesay
Castle and the Shropshire Hills Discovery Centre is just a short stroll from the front door of Temperance Arms.

The Discovery Centre boasts 30 acres of riverside meadows with the freedom for the public to explore





John Shepherd

LAND & NEW HOMES