



 Roger Parry & Partners

Building Plot adjacent to 1 Orchard Lane,
Hanwood, Shrewsbury, SY5 8LE

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Offers in the region of £149,950

An opportunity to purchase a nicely positioned single building plot situated on the outskirts of the popular village of Hanwood located a short distance from the market town of Shrewsbury. The plot extends to approximately 420 square metres and has detailed planning permission for a four bedroom detached house with adjoining large garage. Shropshire County Council planning number (renewed Autumn 2019) 19/03747/FUL

The building plot does not have any affordable housing but CIL payments will be applicable if the purchasers are building for profit, if the purchasers are building for personal use they can apply for exemptions to avoid the CIL payments, please contact agents for further details. The resulting four bedroom house will have accommodation briefly comprising: entrance hall, dining room, sitting room, living room, kitchen breakfast room, utility, downstairs WC and garage. On the first floor there are four good sized double bedrooms one with en-suite shower room together with a family bathroom. Hanwood village has a good assortment of local amenities including shop, pub, junior school and is conveniently situated for Shrewsbury town and the motorway links.

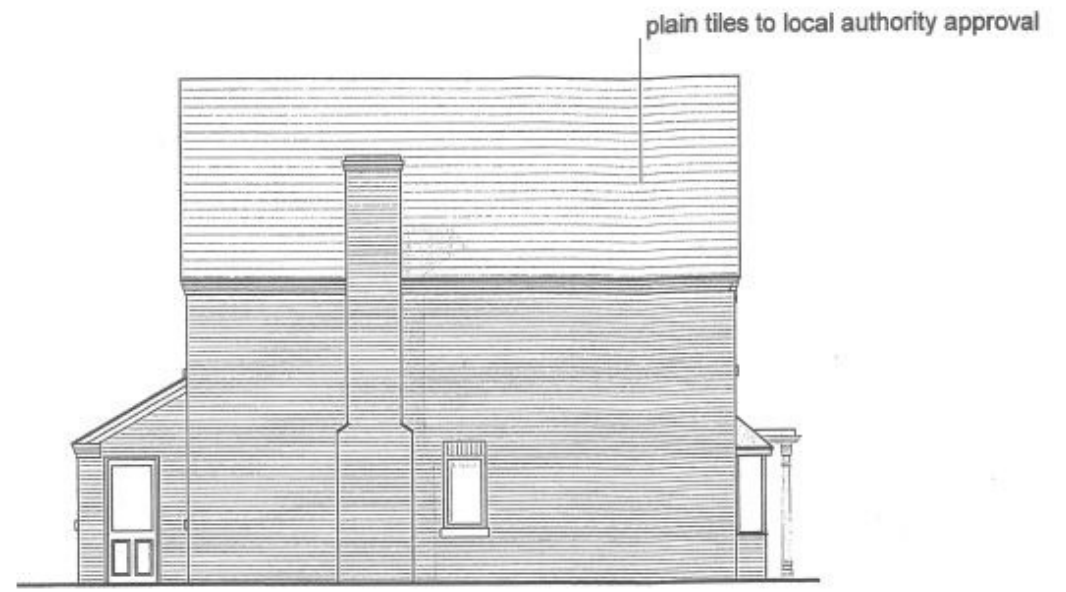


Elevations

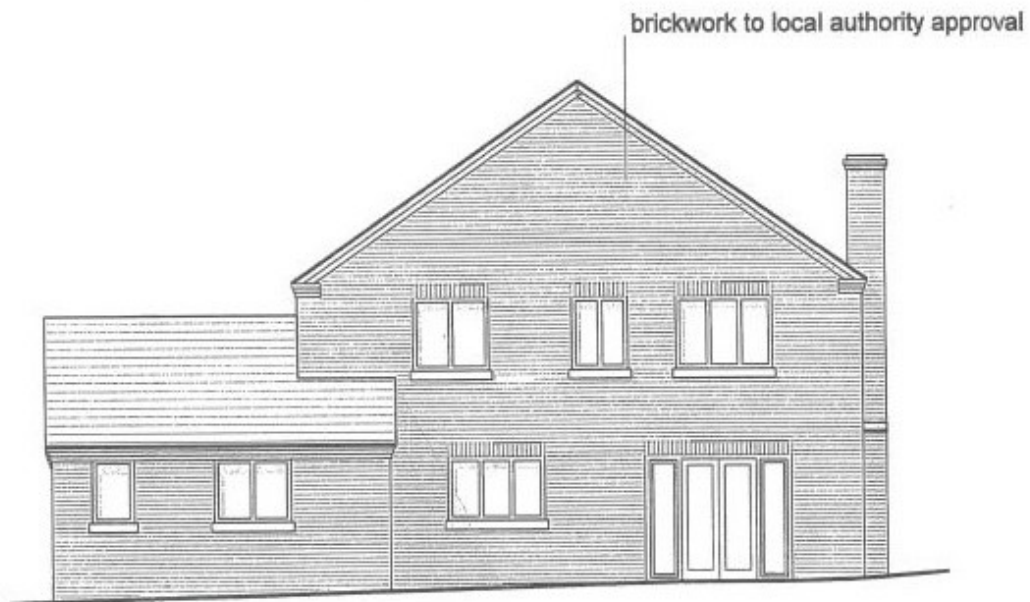
(For identification purposes only i.e. not to scale)



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

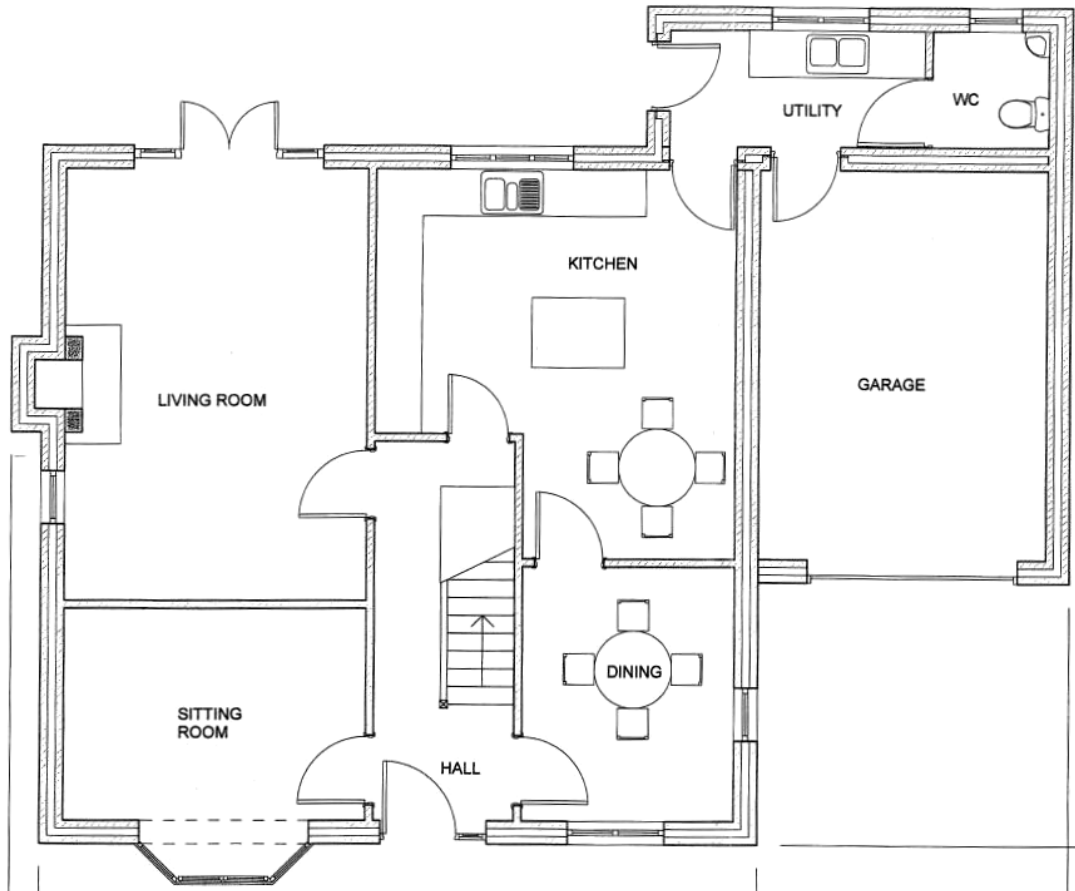
Block Plan

(For identification purposes only i.e. not to scale)



Ground Floor Plan

(For identification purposes only—not to scale)



Hall 5m x 1.8m (16'5" x 5'11")

Living Room 3.5m x 3.9m (11'6" x 12'10")

Sitting Room 3.9m x 3.4m (12'10" x 11'2")

Dining Room 3.3m x 2.7m (10'10" x 8'10")

Kitchen Breakfast Room

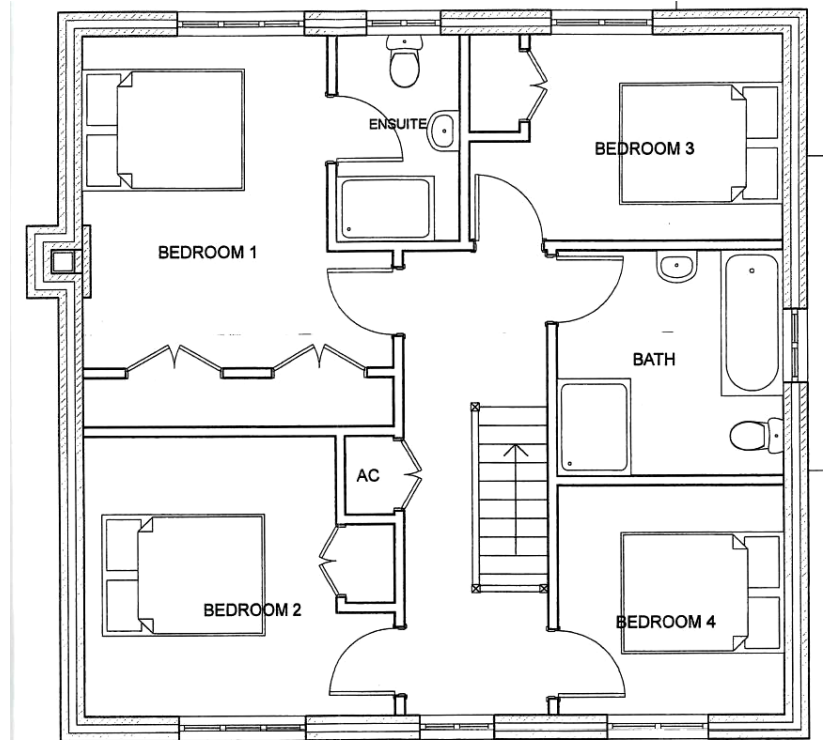
5m x 4.6m max (16'5" x 15'1")

Utility 3.2m x 1.5m (10'6" x 4'11")

Downstairs WC

First Floor Plan

(For identification purposes only—not to scale)



Bedroom One 4.8m x 3.0m (15'9" x 9'10")

En-Suite

Bedroom Two 3.8m x 3.4m (12'6" x 11'2")

Bedroom Three 3.8m x 2.5m (12'6" x 8'2")

Bedroom Four 2.8m x 2.8m (9'2" x 9'2")

Garage 5m x 3.7m (16'5" x 12'2")



Directions:

From Shrewsbury take the A488 Bishops Castle road to the village of Hanwood. On reaching the centre of the village proceed over the bridge past the shop turning immediately left. Follow the unadopted road up to the top and the building plot is situated on the right hand side indicated by the For Sale sign.



Viewing of the plot is by appointment only,
please contact :

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.