



**FREEHOLD FOR SALE**

**DEVELOPMENT and/or INVESTMENT OPPORTUNITY**

Outline planning permission previously granted for the erection of up to 80 residential dwellings

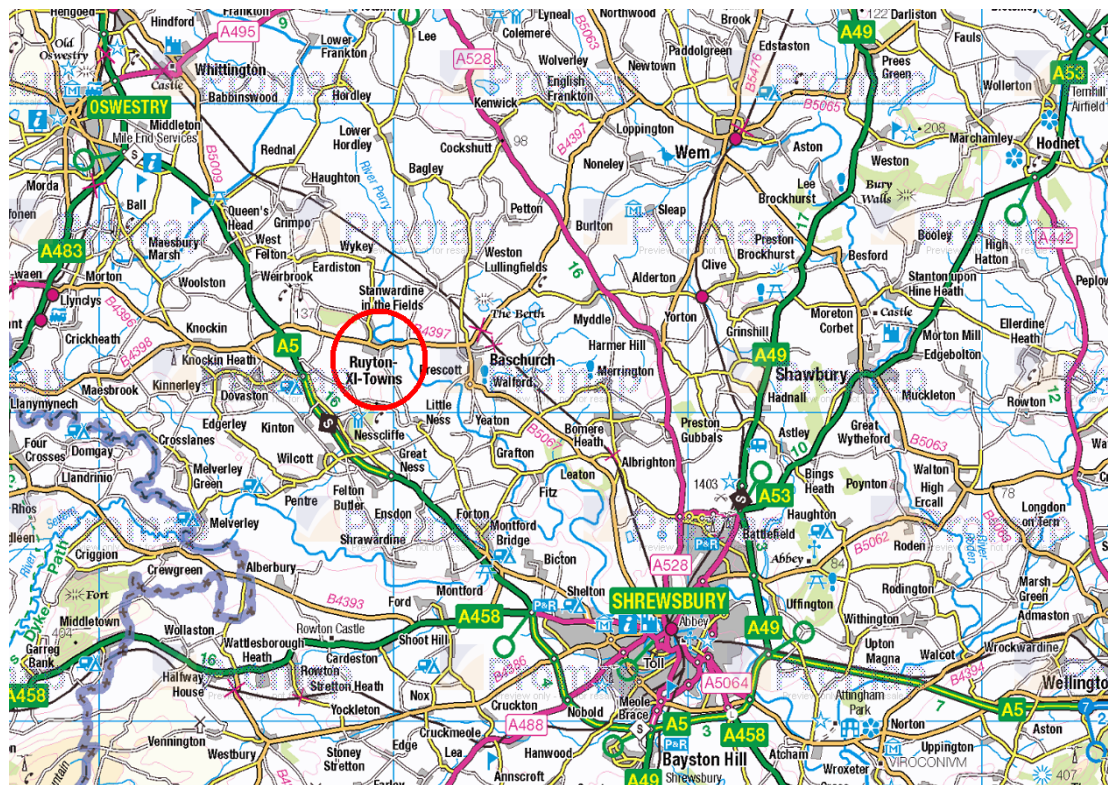
Former Dairy site, School Lane, Ruyton XI Towns, Shropshire, SY4 1LZ



Conditional Offers are invited

This opportunity is likely to be of interest to a residential developer keen to secure a foothold in one of the most desirable rural addresses in Shropshire outside of Shrewsbury.

Located in the centre of the village off the B4397 just two miles from the A5 arterial route the site is served by public transport links to neighbouring villages and the centres of Oswestry and Shrewsbury. Rail services are available at Yorton to the east and Gobowen to the north. The village is within commutable distance of larger regional centres such as Chester and Birmingham.



- Shrewsbury : 11 miles
- Wrexham : 22 miles
- Baschurch : 2.5 miles
- Gobowen (rail station) : 10 miles
- Birmingham : 60 miles
- Llangollen : 20 miles
- Market Drayton : 24 miles
- Oswestry : 9 miles
- Chester : 34 miles
- Yorton (rail station) : 8 miles
- Telford : 24 miles
- Wolverhampton : 41 miles
- Whitchurch : 20 miles
- Stoke on Trent : 40 miles

(all distances are approximate)



## DESCRIPTION

The site is located within the large rural village of Ruyton XI Towns named as such back in the 12<sup>th</sup> century after its castle (now in ruins) and home to some 1,500 residents and lying on the River Perry a tributary of the River Severn.

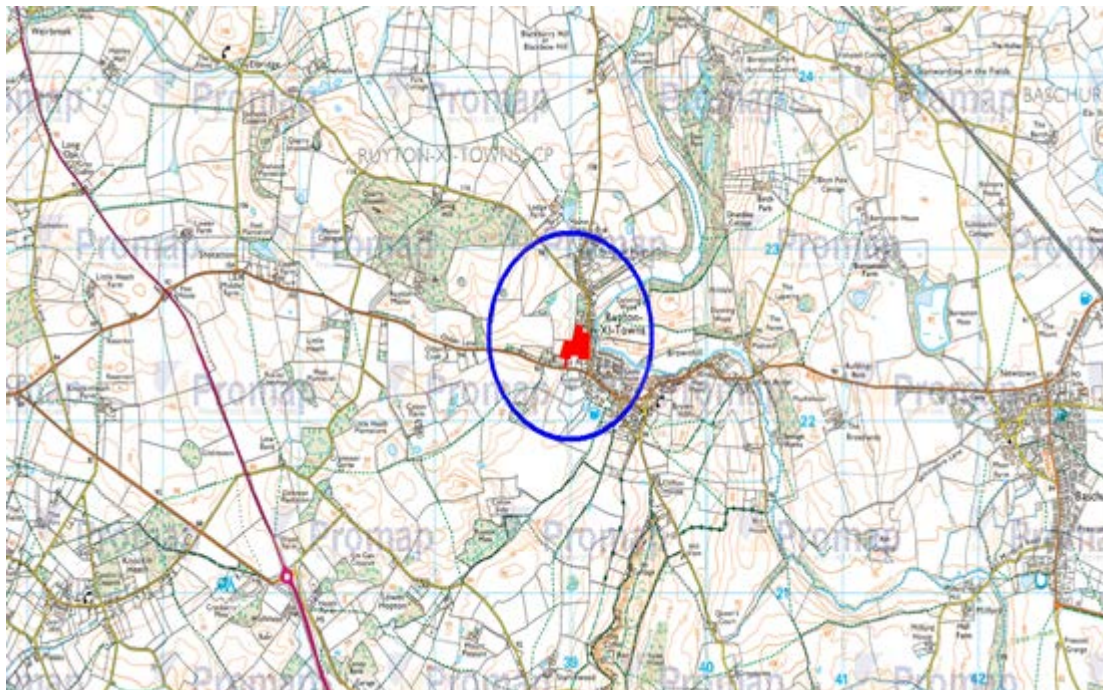
Ruyton benefits from a range of local amenities and services/facilities; it has an active community and is served by local Primary schooling, village hall, convenience shopping outlets, church and a wide variety of leisure/recreational facilities including pubs and take away and large playing fields; all within easy walking distance of the site. A medical practice and surgery are located at Knockin and Baschurch respectively.

Ruyton is well serviced by educational establishments which include Packwood Haugh, Prestfelde Preparatory, Oswestry School, Adcote School, Moreton Hall, Shrewsbury School and Shrewsbury High School within the independent sector and more locally St John's the Baptist C of Primary School in the village and the Corbet School in Baschurch.

The site comprises an existing operational B8 industrial warehousing use (formerly a Creamery/Dairy operated by Kraft and Express Dairies) extending over 2.7 hectares (6.7 acres) and 9,612 sqm (103,466 sqft) of floorspace, with large areas of parking and service yard areas.

The former Dairy laboratory office building known as Sandstone Cottages located on the School Road frontage now house two Class C3 residential dwellings and the former Dairy canteen known as Perry Hall has been used for Class D2 functions as a private social club and by the local community. Additionally, private equestrian stabling facilities are also present to the rear of the site, used in association with the adjacent paddock land to the west of the site.

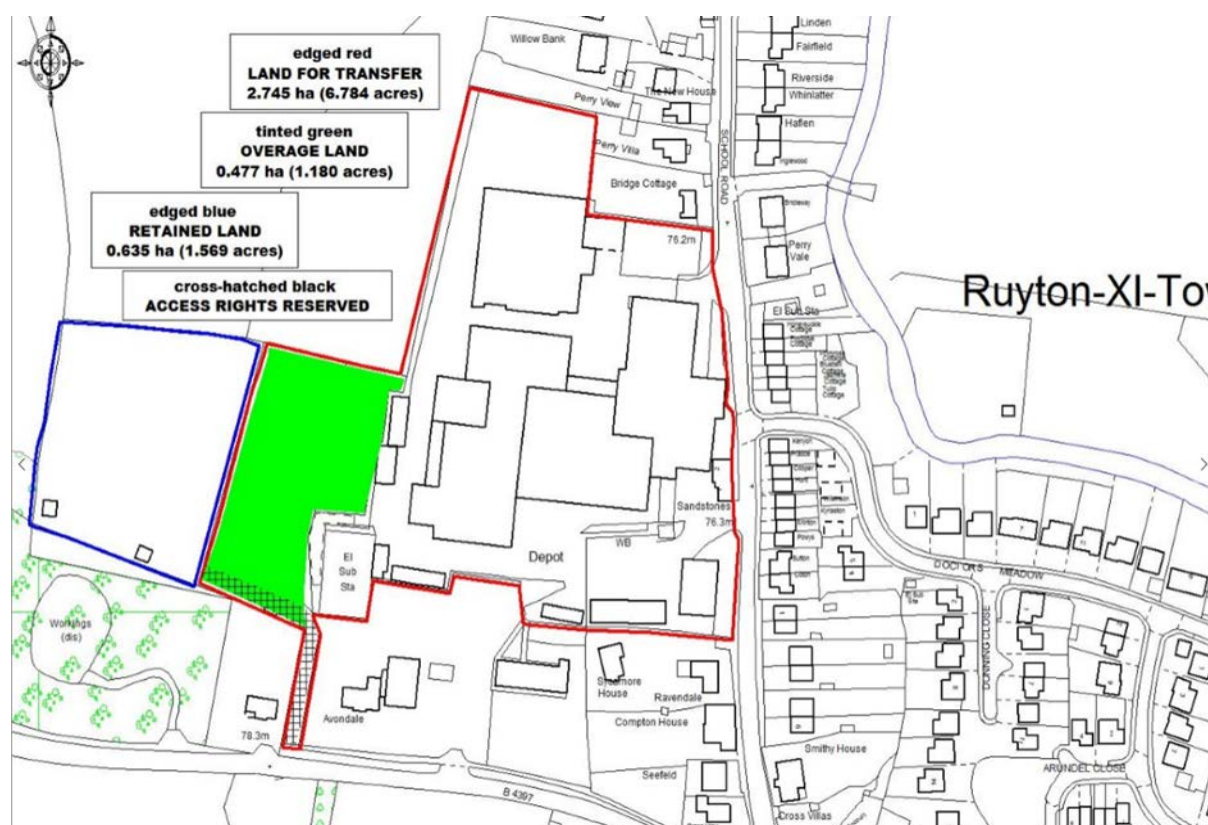
There also exist both 11KV and 33 KV sub-stations on site. The site benefits from multiple access points, off the B4397 Olden Lane (pedestrian) and School Road (vehicular).



The site offers a variety of unique and exciting opportunities. Full vacant possession is available if required or the site can be purchased subject to an occupational lease at a passing rent of £75,000 per annum exclusive of VAT, whilst planning is obtained; for further details please refer to the **Bidding Guidance** document.

However, consideration might also be given to a mixed-use development and/or one based upon a Sheltered Housing or Care/Extra Care (C2) use of site. Additional alternative uses may involve use for educational, community and/or sports related uses and those within sui generis categories. Alternatively, prospective purchasers may wish to explore the retention of the existing buildings for their own purposes or as a commercial property investment opportunity.

We would strongly recommend that prospective purchasers consider using the pre-application service offered by Shropshire Council in formulating their bid and schematic layout.

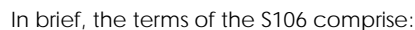


- Transfer Land : edged **RED** : 2.745 ha (6.784 acres)
- Overage Land : tinted **GREEN** : 0.477 ha (1.180 acres)
- Outline Planning Permission Land : 2.268 ha (5.604 acres)
- Retained Land : edged **BLUE** : 0.635 ha (1.569 acres)
- Access Rights Reserved include the area cross-hatched **BLACK**, to facilitate access to the paddock (Retained Land edged **BLUE**) off Olden Lane.

The property is sold subject to a clawback on future development value associated with the land tinted **GREEN** known as the "Overage Land". This will be effective for 30 years from the date of completion of the current sale. Further details are available in the **Bidding Guidance** document that accompanies these particulars.

The former Oswestry Borough Council granted Outline Planning Permission subject to a S106 legal agreement for a period of 5 years (ref. 05/13752/OUT) for the redevelopment of the site for up to 80 residential dwellings. This decision was renewed and extended for a further 5 years by Shropshire Council on 23 December 2011 (ref 10/04143/OUT) with a deed of variation to the S106 legal agreement dated 22 December 2011.

## OUTLINE PERMISSION MASTERPLAN



- The permission expired in December 2016. The terms of that S106 therefore no longer apply.

Prospective purchasers will therefore now have to submit a new application and thereby accept the application of a Community Infrastructure Levy (CIL) in lieu of S106 obligations.



Presently CIL charges are set at £80/square metre of new residential floorspace and Affordable Housing contributions are currently set at 10% for this Area C part of Shropshire.

It should be noted that deductions are made for existing floorspace (so long as they have been in use for at least 6 months prior to permission being granted) to be removed and no CIL is payable for affordable housing, employment related and other non-residential types of development (including C2). Thus with some 9,612 sqm of exiting floorspace and based upon the illustrative masterplan that identifies some 7,955 sqm of floorspace then a **NIL** CIL contribution would apply.

#### **SERVICES**

It is understood that electricity, mains water, pumped sewerage, mains gas and telecommunications connections are all available on site. It is recommended that prospective purchasers investigate these matters to their own satisfaction. All known utility and private service points are known and identified on a plan identified within the Information Pack.

#### **LOCAL AUTHORITY**

Shropshire Council

Planning Department : Tim Rogers (Senior Planning Manager) : [tim.rogers@shropshire.gov.uk](mailto:tim.rogers@shropshire.gov.uk) on 01743 258773 : Planning Service, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
[www.shropshire.gov.uk](http://www.shropshire.gov.uk)

The Dairy site is presently rated under Business Rates with a rateable value of £110,000 per annum and the multiplier is .04930 so the annual rates charge is £59,160.

The two residential units are Council Tax Band B and the annual charge for 2015/16 is £1,154.80 per unit.

#### **DEPOSIT**

Upon an exchange of contracts a 10% non-returnable deposit (offset against the purchase price) will be payable.

#### **TENURE**

The site is being offered for sale as a Freehold either with the benefit of vacant possession (subject to a 3 month break notice on a lease) or subject to the balance of a 5 year lease term between the owners (Pentons Haulage & Cold Storage Retirement Benefit Scheme) and Pentons Haulage & Cold Storage Ltd. The lease will contain a rolling break clause of 3 months actionable by both landlord and tenant. Title is registered under Title No. SL99690.

#### **VIEWING ARRANGEMENTS**

Viewings are strictly by prior appointment through the vendor's agents.

## OFFERS

Conditional offers are invited for the freehold of the property as a whole (although consideration will be given to offers for a part) and also offers from multiple uses and joint bidders will be considered. These should be submitted direct to J10 Planning Ltd. It is important that Purchasers read the **Bidding Guidance** document that accompanies these particulars and obtain the available **Information Pack**.

## FURTHER INFORMATION

A detailed **Information Pack** is available for download from a **DATAROOM**. This includes a significant amount of technical and legal information to facilitate bidders in preparing a scheme and a bid. An email link to download this pack will be provided from the vendor's agent and lawyer upon request. A comprehensive list is available appended to the **Bidding Guidance** document but a summary is provided below.

- Registered Legal Title
- Deeds Note
- CPSE
- Local Search (incl. Highway and Drainage)
- EPC
- Bidding Guidance
- Site Plan
- Committee Report and Minutes
- Decision Notices (refs. 05/13752/OUT and 10/04143/OUT)
- S106 legal agreement
- S106 deed of variation
- Planning statement
- Planning History Note
- Design & Access statement
- Masterplan drawings
- Measured survey and topographical plans
- Environmental desktop report and addendum
- Asbestos report
- Archaeological assessment
- Floodrisk assessment
- Transport Assessment and Interim Travel Plan
- Ecology assessment
- Tree report
- Services & Utility report

Prospective Purchasers may also wish to access Shropshire Council's online planning portal should they wish to obtain any additional planning application related material by using the relevant planning application reference numbers; however, the vendors cannot provide any guarantee that such information is complete or accurate.

## DIRECTIONS

Satellite Navigation postcode : SY4 1LZ

#### IMPORTANT NOTES

These particulars and any other associated supplementary information provided by the agents are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and have been produced in good faith, they are set out as a general guide only and do not constitute any part of an offer or contract. Prospective purchaser(s) may wish to seek their own professional advice. Please note that the vendor is not required to accept the highest or indeed any offer. Any offer is made at your own risk.

No person in the employment of J10 Planning Ltd or JMW Solicitors LLP has any authority to make or give any representation to warranty (including services) whatsoever, in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the vendor. A final inspection prior to exchange of contracts is recommended.

All measurements, dimensions, areas, text, photographs, plans, reference to condition and if necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct, they should not be relied upon as a true, scaled and precise representation and are provided for guidance only. Any intending purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

**J10 Planning Ltd**

**1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ**

**Tel: 01244 349400 Fax: 01244 349402 Mob: 07971 446630**

**[justin@j10planning.com](mailto:justin@j10planning.com) [www.j10planning.com](http://www.j10planning.com)**