



FOR SALE

Potential Residential Development
Opportunity
2.44 Acres (1 Hectare)

William Farr House

Mytton Oak Road, Shrewsbury, SY3 8XL



WILLIAM FARR HOUSE



William Farr House, Mytton Oak Road,
Shrewsbury, SY3 8XL



Potential prime residential development opportunity.

- Site area approximately 2.44 acres (1 hectare)
- Located close to Shrewsbury Town Centre
- Positive pre-application response for residential development



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Potential prime residential development opportunity

Description

On behalf of NHS Property Services, we are pleased to offer this prime residential development opportunity.

The site comprises part of the NHS site William Farr House.

The existing buildings on site comprise a mix of single and two storey structures.

The site to be sold with vacant possession comprises 2.44 acres (1 hectare) and benefits from extensive frontage to Mytton Oak Road.

The operational buildings to the rear of the site to be sold shall be retained by the Vendor. Rights shall be retained over the land being sold as required.

Location

The property fronts Mytton Oak Road, a prominent route connecting the west of Shrewsbury and the Bowbrook area to Shrewsbury Town Centre, approximately 1.8 miles away.

Shrewsbury is an expanding and thriving market town on the banks of the River Severn with a population of over 70,000.

The town is readily accessible by road, rail and air. Junctions 5 & 6 of the M54, alongside the A5, provide easy access to Telford, West Midlands and the wider national motorway networks. The town benefits from a mainline rail service providing regular and direct routes to both Birmingham International and London.

The historic market town provides an excellent offering of retail, arts and leisure facilities, including the popular Shrewsbury Folk Festival and Theatre Severn, renowned for hosting acclaimed musicals, comedians and musicians.

Planning

The site is not within a designated conservation area and there are no statutory or locally listed buildings within the site.

A pre-application was submitted to Shropshire Planning Authority (reference PREAPP/21/00225).

A positive response has been received:-

"Residential development of this brownfield site within the development boundary for Shrewsbury would be acceptable in principle"

Tenure

The site is currently occupied by the NHS as offices, with a small area of clinical therapy use.

The site will be offered on a freehold basis with vacant possession granted at the point of sale.

Full rights shall be retained over the site in order to access and service the land to the rear, which is to be retained and will remain operational.

Dataroom

A dataroom containing the following planning and technical documents can be found at:-

[https://estatecreate.com/William Farr House](https://estatecreate.com/William_Farr_House)

- Pre app design statement (ICENI Planning Consultancy).
- Preliminary ecology report and Bat Surveys (Udall Martin Associates Ltd).
- Preliminary ecology appraisal (Udall Martin Associates Ltd).
- Topographical Survey (RSK Engineering and Environmental Consultancy).
- Asbestos building risk profile (NHS Property Services).
- Geo-environmental assessment (RSK Engineering and Environmental Consultancy).
- Pre-application response summary (ICENI Planning Consultancy).
- Arboricultural survey report (Barton Hyett Associates).
- Report on Title for Commercial Property (Freeths LLP).
- Desk Based Utility Report (RSK Engineering and Environmental Consultancy).
- CAD drawings.

Guide Price

Proposals are invited for the site, either on an unconditional basis, or an a subject to planning basis.

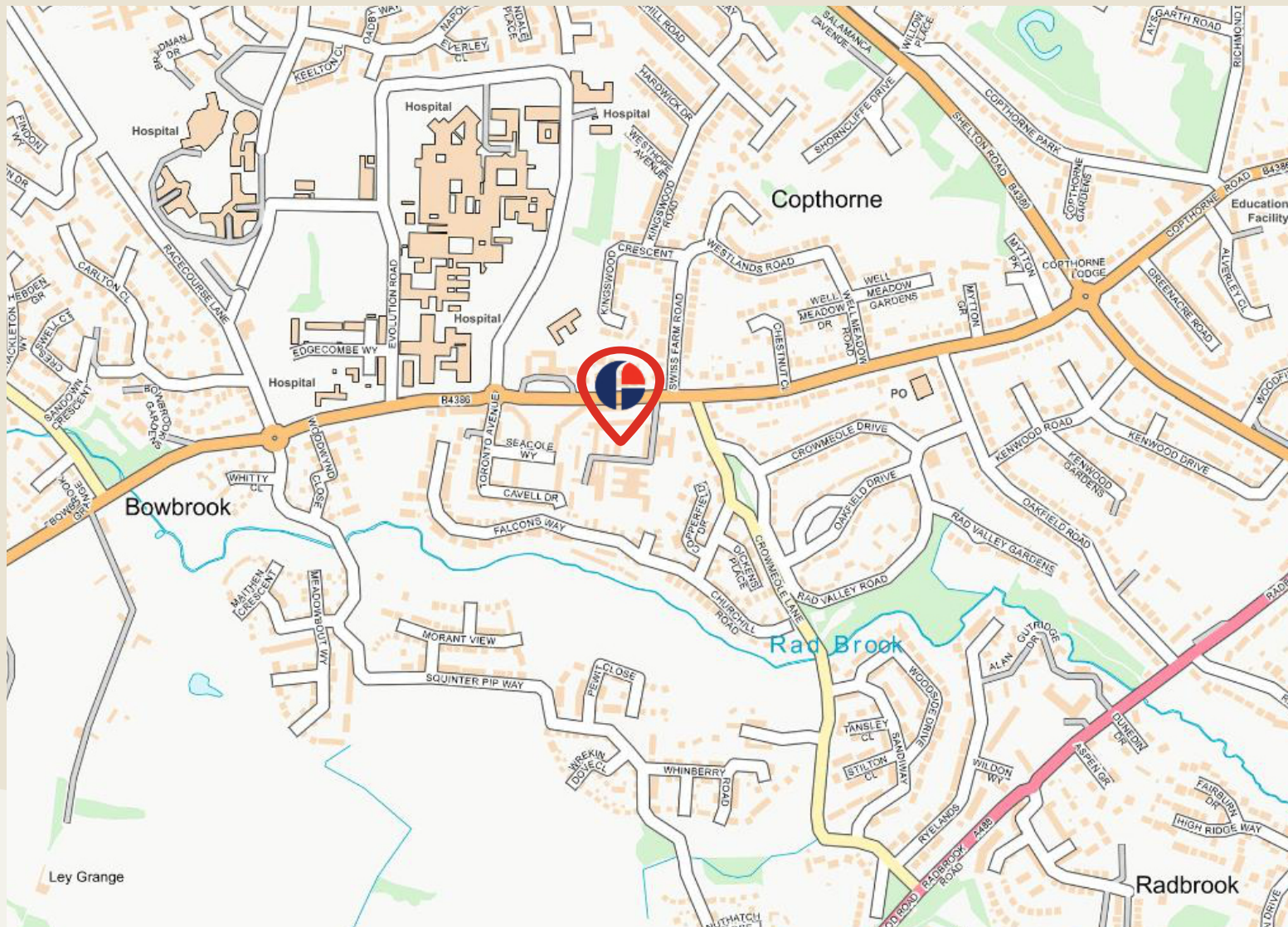
Viewings

Strictly by prior arrangement.



Licence Number - 100022432 - Not to Scale

WILLIAM FARR HOUSE



Approximate Travel Distances



Locations

- Shrewsbury town centre - 1.8 miles
- Telford - 16.8 miles
- Birmingham - 50.8 miles

Sat Nav Post Code

- SY3 8XL



Nearest Station

- Shrewsbury - 2 miles



Nearest Airport

- Birmingham Int - 59.8 miles



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3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof.
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Particulars dated October 2021.
Photographs dated October 2021.

