



Roger Parry & Partners

Abbey Court Guest House,
134 Abbey Foregate, Shrewsbury, SY2 6AU

**Abbey Court Guest House, 134 Abbey Foregate,
Shrewsbury, Shropshire, SY2 6AU
Price on Application**

This substantial grade two listed detached property offers an ideal development opportunity for small builders and developers. The property is presently ran as a guest house but has planning permission **(Planning permission numbers: 18/04837/FUL and Listed building consent 18/04838/LBC)** to convert into 3 stand alone residential units, with associated parking.

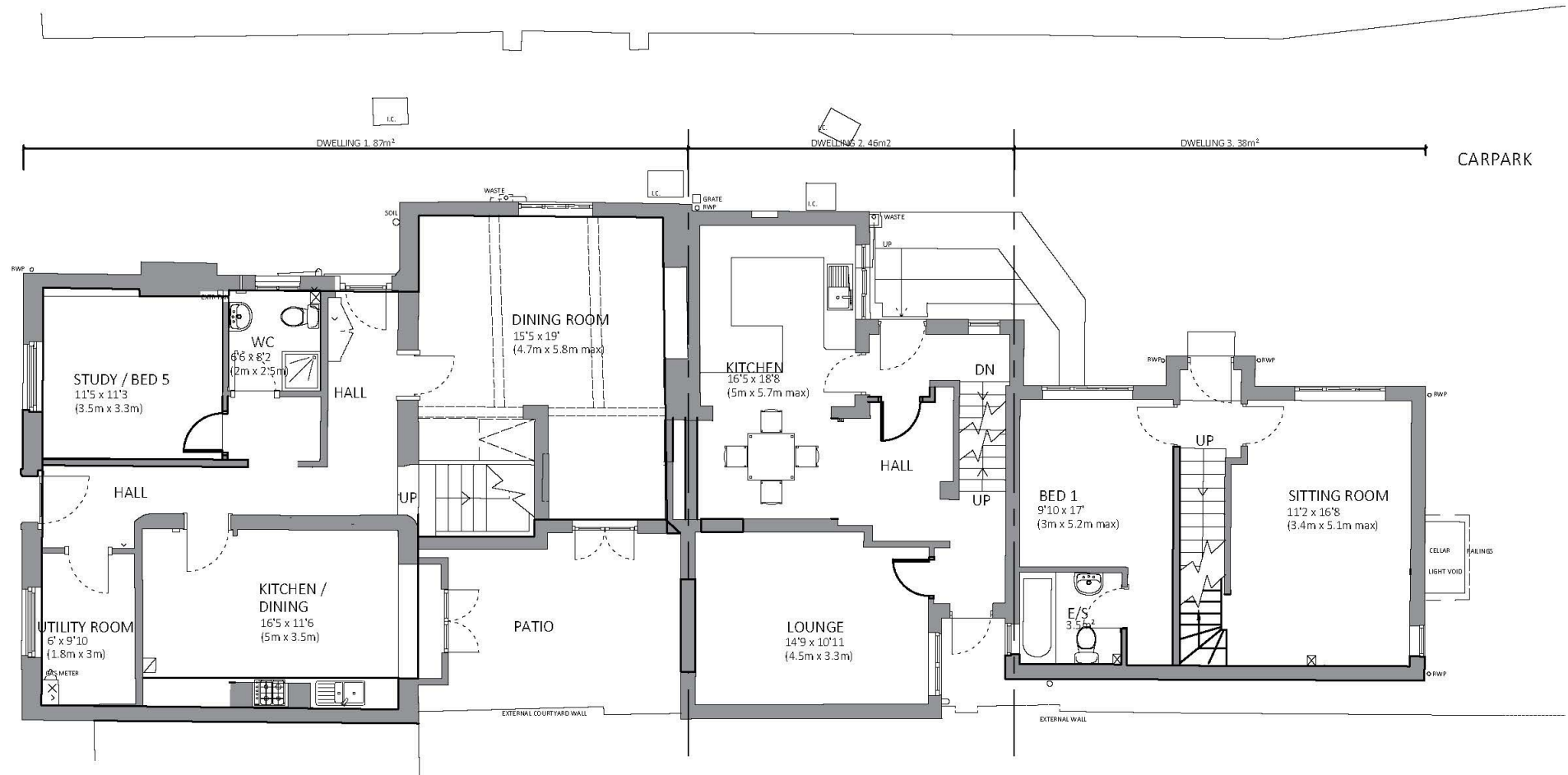
The property is already orientated very closely to the end planning permission, with the front of the property easily converting to a substantial four bedroom house with option of further fifth bedroom downstairs, all bedrooms will have the benefit of en-suite facilities together with the benefit of a courtyard garden and parking for up to three cars. The middle section provides sizeable two bedroom accommodation with further large basement room. The remainder of the property to rear will create a three bedroom town house with accommodation briefly comprising: basement kitchen/dining room with utility and cloakroom/toilet, on the ground floor, a sitting room and bedroom with en-suite, with two further double bedrooms, both with en-suite on the first floor. Floorplans with associated measurements are included in with these details and for further information and viewing details, please contact agents.



Site Plan - for identification purposes only (not to scale)

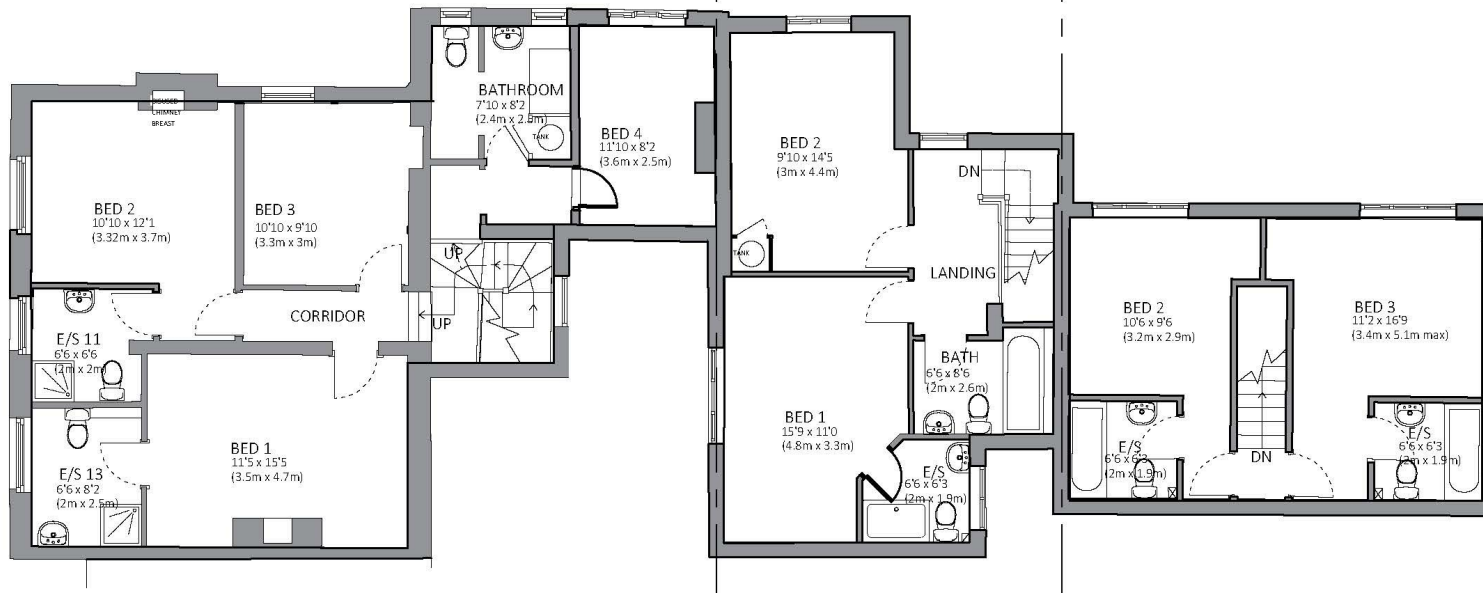


Proposed Ground Floor Plan - for identification purposes only (not to scale)

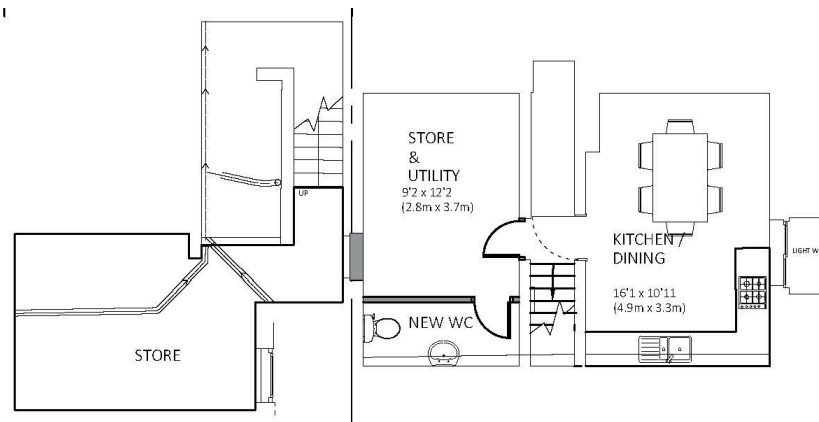


PROPOSED GROUND FLOOR PLAN AS

Proposed Basement and First Floor Plan - for identification purposes only (not to scale)



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



Directions: From Shrewsbury town centre proceed out over the English Bridge, continue on Abbey Foregate, through the traffic lights and number 134 is situated on the right hand side, opposite Bell Lane.

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

Shrewsbury Office— 01743 343343 (Option 1)

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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.