

FOR SALE

LAND WITH PLANNING PERMISSION



**Land to the South of Hadnall Hall, Hall Drive, Hadnall, Nr
Shrewsbury, Shropshire, SY4 4AQ**

- Site extending to around 1.2 acres
- Full PP for 4 imposing detached houses
- Enviable position close to village centre
- Convenient to road network and major centres
- Possible option to acquire 3 plots

LOCATION

The site is situated to the south of Hadnall Hall, accessed via Hall Drive leading from Shrewsbury Road (A49), only around 3 miles north of Shrewsbury. The village centre is within a short walk providing a good range of amenities including a useful shop/Post Office, Primary School, Public House, Church, Parish Hall etc.

Shrewsbury provides an extensive range of amenities of all kinds including a number of highly rated state and private schools including the well renowned Shrewsbury School together with a number of preparatory schools.

DESCRIPTION

The site is principally a level grass area, being the informal garden curtilage of Hadnall Hall with clear mature hedge boundaries to the east and west, a broken hedge line to the north and fencing to the southern boundary. The land is approached from a private drive, owned by Hadnall Hall, adding to the exclusivity of the land and ensuring, in our opinion, a premium resale value of the completed dwellings.

The site consists of a parcel of Building Land of approximately 1.2 acres (0.4 hectares) with Full Planning Permission approved for the erection of 4 substantial architect designed family homes (from 3487sqft to 3616sqft), each with a detached double garage and good-sized gardens situated in a particularly exclusive and convenient edge of village centre location.

Full Planning Permission was granted on appeal for a select development of 4 three storey attractively designed houses, positioned on land to the south of the impressive Hadnall Hall.

The proposed dwellings include two architect designed house types with Plots 1 & 4 extending to 3487sqft and Plots 2 & 3 extending to 3616sqft, both providing spacious accommodation including a sociable and modern layout.

PLANNING

Planning Permission was originally applied for under Ref: 22/01290/FUL for 'Erection of 4 detached dwellings with garages, alterations to access and associated works'. This application was refused 11th May 2022.

This decision was subsequently appealed and approved - Ref: APP/L3245/W/22/3310764 in accordance with the terms of the application, 22/01290/FUL, dated 14th March 2022, subject to the conditions as set out in the 'schedule of conditions' attached to the appeal decision.

A copy of the appeal decision can be downloaded from the Planning Inspectorate Portal using Ref: 3310764. Furthermore, a host of documentation can be downloaded from the Shropshire Council Planning Portal using Ref: 22/01290/FUL.

The Community Infrastructure Levy has been calculated to be £184,853.57 and the liability for this charge will be transferred to the successful purchaser(s) upon completion.

SERVICES

Interested parties should make their own enquiries of the relevant statutory providers in connection to mains water, electricity and drainage being available at the property.

TENURE

The property is freehold and will be sold with the benefit of vacant possession.

LEGAL COSTS

Each party will be responsible for their own costs.

BOUNDARIES, ROADS & FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges. Please note, the existing Vendors will retain a full right of way to access their retained land positioned south-west of the site.

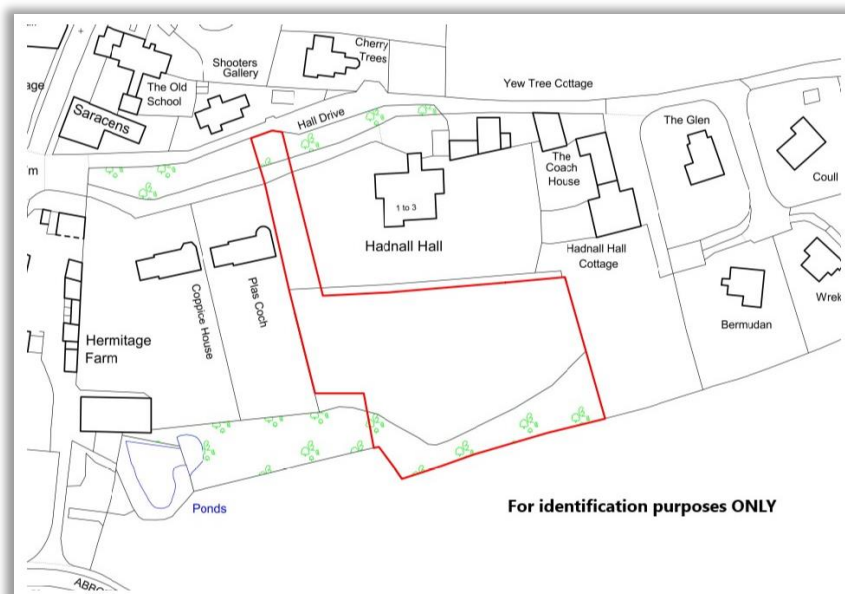
GUIDE PRICE

Price on application. The land is offered for sale by Private Treaty as a whole. However, the vendors may be willing to consider selling 3 of the plots, subject to agreement on the finer details.

VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5198. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk. We are instructed as joint agents in this matter with John Quinn of Halls Estate Agents.

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

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www.firstcity.co.uk

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