

# AGRICULTURAL LAND WITH POTENTIAL

**Battlefield roundabout, Battlefield, Shrewsbury, SY4 3EQ**



Above: The Property viewed from the north-east

- Freehold pasture land
- Approximately 80.9 acres (32.74 hectares)
- Adjacent Shrewsbury development boundary
- Access off A53 and A49
- Development potential

## **INTRODUCTION**

On behalf of the executor of T. R. James (deceased), we have been instructed to market the freehold interest in the above parcel of agricultural land, hereinafter referred to as the Property.

## **THE PROPERTY**

The Property extends to approximately 80.9 acres (32.74 ha) and occupies a strategic position immediately south-east of Battlefield roundabout on the edge of Shrewsbury.

The Property is bordered to the north by the A53 and to the west by the A49. The eastern and southern boundaries of the Property are formed by agricultural land.

On the northern side of the A53 are some roadside retail uses, the recently constructed auction centre and a transport depot. On the western side of the A49 is the existing built-up area of Shrewsbury.

The Property is laid out as pasture within six fields which are generally level and bound by hedgerows. We understand that the land is classified as Grade 3. There are two ponds on the Property. A public footpath crosses the Property.

There is highways access from the A53 and the A49.

The Property is not tenanted.

Attached to the rear of these sales details is a plan showing the boundaries of the Property edged red.

## **PLANNING**

The Shropshire Core Strategy 2006 - 2026 was adopted in 2011 however a partial review of the plan is underway which will consider housing requirements, employment land requirements and the distribution of development as part of the consideration of strategic options to deliver new development. The plan period for the partial review is expected to be 2016 to 2036.

The Property is located immediately east of the Shrewsbury development boundary and this, together with the other characteristics noted above, suggests that the Property has development potential.

## **METHOD OF SALE**

The Property will be sold by private treaty. Unconditional offers are preferred. We will require proof of funding to be supplied prior to any offer being accepted.

## **GUIDE PRICE**

We have a guide price of £1,000,000.

## **OVERAGE**

An overage clause will be included in the sale contract on terms to be agreed between the parties.

## **VAT**

We are informed that VAT will not be charged.

## **VIEWING**

Please contact Christopher Bywater at First City to make arrangements on 01902 710999 or [chris@firstcity.co.uk](mailto:chris@firstcity.co.uk) .

## **ADDITIONAL PHOTOGRAPHS**

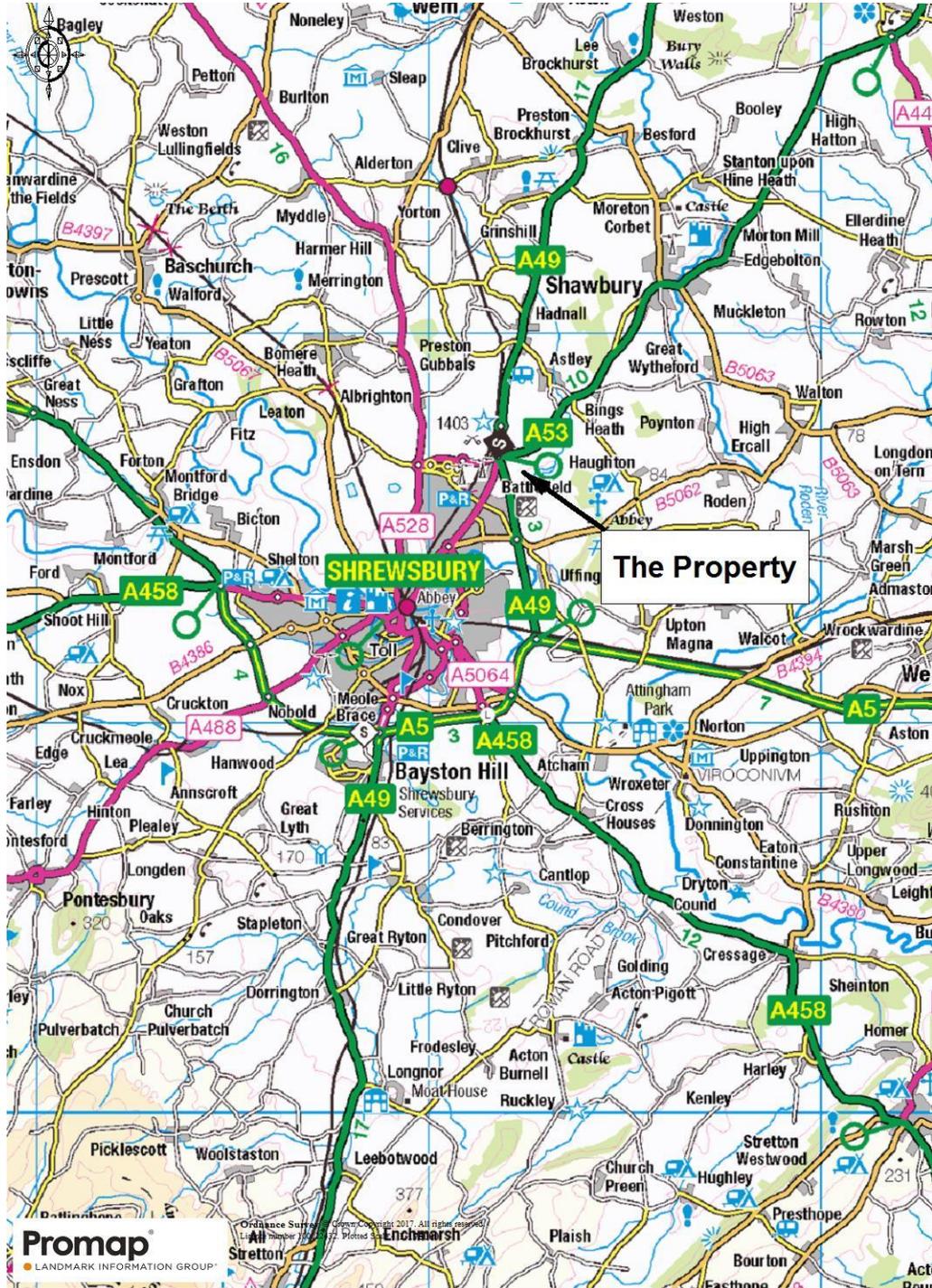


Above: The Property viewed from the south showing the A49 to the west

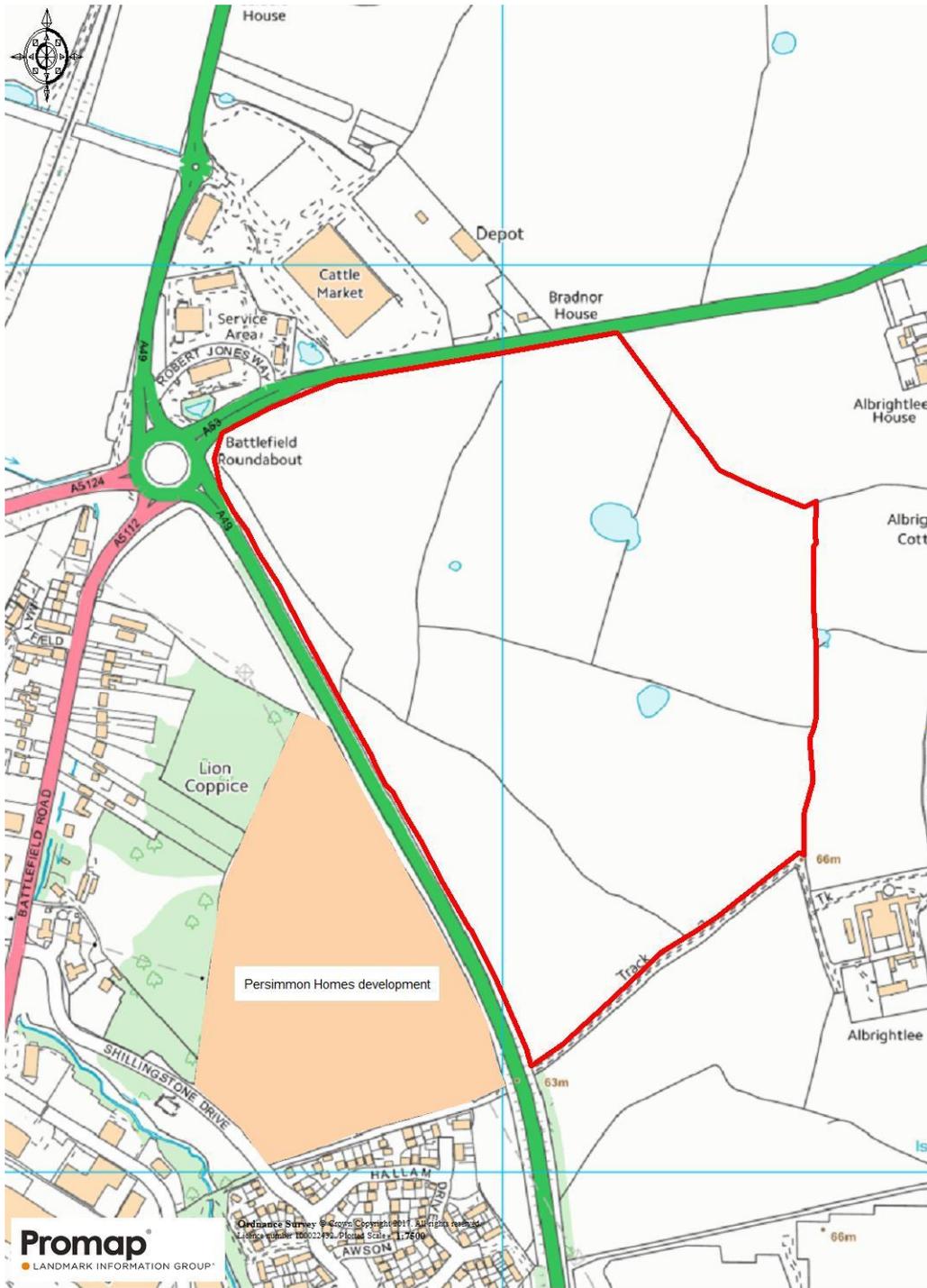


Above: The north-west part of the Property viewed from the south

# LOCATION PLAN:



**PROPERTY PLAN:**



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

tel: 01902 710999

fax: 01902 422856

www.firstcity.co.uk

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