



Building Plot For A Detached Bungalow

Prime Location On The Fringe Of Town

A Rare Opportunity

Occupies A good Sized Plot

Swift Access To A41 Bypass

Close To Nearby Countryside & Town

Building Plot, 2 Oak Tree Way (off Chester Road)

Whitchurch SY13 1RZ

£200,000



Do you have 'Grand Designs' to build your dream home?

If so, this could be the ideal opportunity!

It is a generous plot (around 0.2 acres) in a prime location on the outskirts of Whitchurch, just under a mile from the town centre.

Full planning consent was granted in April 2023 for a DETACHED BUNGALOW AND ATTACHED GARAGE, superseding a previous application granted in 2017.

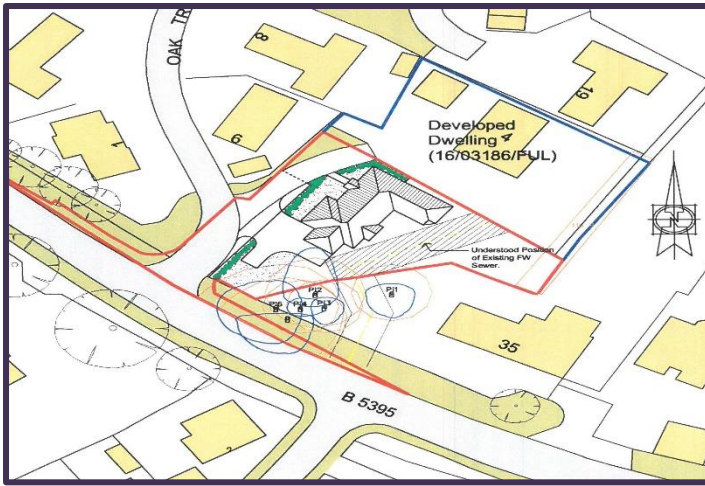
The nearby open countryside is testament to the virtues of semi-rural living as you can walk to the shops from here, yet still escape the hustle and bustle of town life. Dog walkers will appreciate easy routes to the canal network, the nearby Whitchurch Waterway Country Park and Jubilee Park.

For those travelling by car, there is swift access onto the bypass, for travel throughout a wide geographical area, including Shropshire towns and villages, into Cheshire and North Wales.

Commuters are also likely to appreciate that Whitchurch also has a railway station.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Planning Permission

The description of development reads as follows: -

Location: 2 Oak Tree Way, Whitchurch, Shropshire, SY13 1RZ.

Proposed Development: Erection of new dwelling (to supersede Plot 2 of 16/03186/FUL)

Application No. 23/00956/FUL

“Shropshire Council hereby GRANT FULL PLANNING PERMISSION subject to the conditions listed below....”

The decision notice date was 27th April 2023.

Local Authority

Shropshire Council, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Site Area

In the region of 0.2 acres.

Boundaries, Roads and 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.

Wayleaves & Easements

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way as may exist, whether mentioned in these details or not.

Services

For the avoidance of doubt, no mains services are currently available. We understand that mains water, gas, electricity and drainage are available, but this is to be verified by the purchaser in their enquiries and searches.

Tenure

We understand the tenure of the land to be freehold, but this is to be verified by the purchasers solicitor.

The Plans

The plans shown on this brochure are purely indicative of a site/room layout and are for identification purposes only.

They do not form part of the contract and are not to scale.

Accommodation/Floor Area

We are advised that the gross internal area of the bungalow is 166 sq. metres (1786 sq. ft) and the garage is 14.14 sq. metres (152 sq. ft).

The accommodation briefly comprises: Vestibule, hallway, lounge, dining room, study, kitchen/breakfast room, 3 bedrooms (1 en-suite), family bathroom and attached garage.

Maintenance Charge

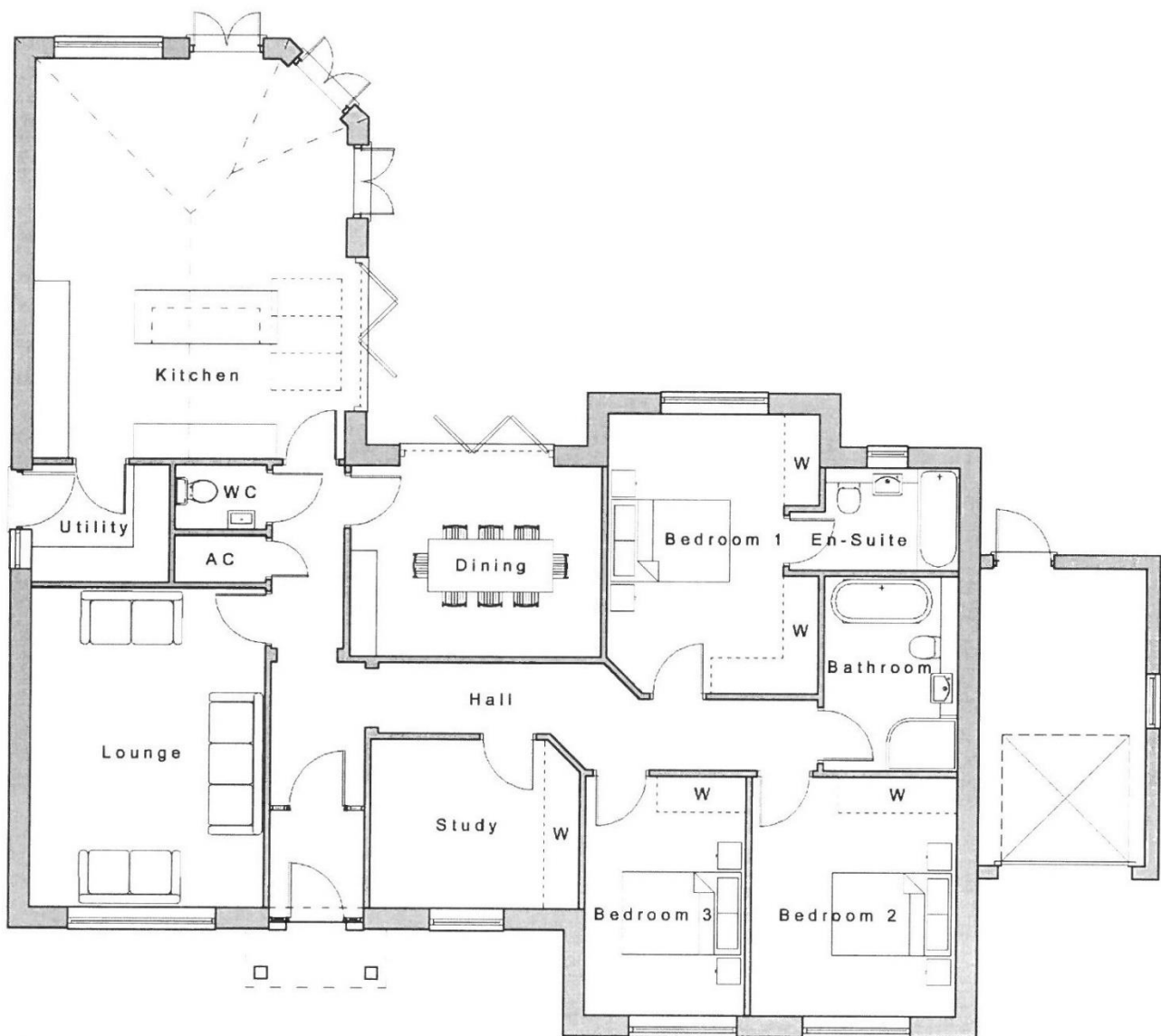
New owners will be invited to be members of the management committee for maintenance of common areas and setting of charges for Oak Tree Way.

Community Infrastructure Levy (CIL)

The new property is liable for a (nominal) CIL payment to the Local Authority upon commencement of development.

Agents Note

The current owner of the building plot will stipulate in the legal contract to purchase, that the new dwelling is to be for a single storey unit (bungalow) only.



Ground Floor Plan

Directions: From High Street Whitchurch, proceed straight on at the mini roundabout into Bargates. At the next mini roundabout turn left and follow the road for a short distance to the large roundabout, taking the first exit left into Chester Road. Continue along this road to the outskirts of the built up area and Oak Tree Way is located on the right-hand side, indicated by an AJ Reid for sale board.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.

Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.