

Building Plot adjacent to Navarac, Golf House Lane, Prees Heath, Whitchurch, SY13 3JU

FOR SALE



- **Building Plot with Outline Planning Permission for one Bungalow & Access**
- **Application No. 23/03374/OUT, with conditions**
- **Popular Area with Excellent Road Links**

£100,000 Region



Estate Agents

01948 667272

www.barbers-online.co.uk

**Building Plot adjacent to Navarac
Golf House Lane,
Prees Heath
Whitchurch
Shropshire
SY13 3JU**

Location

Situated less than a mile from the village of Tilstock, which provides primary school, church, bowling club and inn. Whitchurch is approximately 2 miles away and is a busy, historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

Description

Attention Self Builders! Located in a popular area with excellent road links, this is a fantastic opportunity to purchase a single building plot, having outline planning permission, with conditions, for one detached bungalow, with access. Application Number: 23/03374/OUT

Local Authority

Shropshire Council
Shirehall
Shrewsbury
SY2 6ND
0345 678 9002
www.shropshire.gov.uk/planning-applications
WH33878250723150923201124

Tenure

We are advised that the plot is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

Services

We are advised that mains electricity, water and drainage are in the vicinity of the site. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

Directions

From Whitchurch proceed on the A49 towards Shrewsbury, upon reaching the Prees Heath roundabout (at the end of the dual carriageway) turn back towards Whitchurch and then take the left hand turn towards Tilstock where the turning for Golf House Lane will be found on the left. After a short distance Navarac will be found on the left hand side

Viewing

Strictly by prior appointment with Barbers:
T: 01948 667 272 E: whitchurch@barbers-online.co.uk
34 High Street, Whitchurch, Shropshire, TF13 1BB

Disclaimer

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. The measurements given are approximate.

Anti-Money Laundering

To ensure compliance with the latest Anti Money Laundering regulations all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

Messrs Barbers for themselves and for the vendors or lessors of this property whose Agents they are give notice: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but MUST satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No employee of Barbers has any authority to make or give any representation or warranty whatever in relation to this property. (4) All rents and prices in these particulars are subject to VAT at the standard rate where applicable.