



Land at Scotland Street
ELLESMERE, SHROPSHIRE, SY12 0DG

LegatOwen
RESIDENTIAL

DESCRIPTION

AN ATTRACTIVE RESIDENTIAL DEVELOPMENT OPPORTUNITY LOCATED IN THE MARKET TOWN OF ELLESMERE WITH THE BENEFIT OF FULL PLANNING PERMISSION FOR 8 NEW BUILD DWELLINGS. IN ADDITION, THERE IS THE OPPORTUNITY TO UPDATE OR EXTEND THE EXISTING DWELLING ON SITE.

The property is located amongst predominantly residential property, and has stone and brick walls to the boundary whose retention will enhance the completed development.

Site area: 0.6 ACRES.

PLANNING

Full planning permission has been granted for the demolition of the existing garage building, re-aligned access onto Scotland Street and erection of eight 3 bedroom dwellings with gardens and parking comprising:

2 semi detached houses
6 mews houses in two blocks

Planning Application Number: 22/05178/FUL

In addition to the 8 new build dwellings there is an existing one bedroom dwelling shown edged green on the plan (requiring updating) to provide 9 dwellings in total.

We understand that Planning Officers have acknowledged the principle of extending the existing dwelling to make a two bedroom dwelling comprising approximately 750sqft with parking and garden.

SITUATION

The site occupies a tucked away position located within a short walk of Ellesmere town centre which provides a range of local amenities including many independent shops.

Larger near by towns include Oswestry (8 miles,) Whitchurch (12 miles,) Shrewsbury (17 miles) and Chester (28 miles.) The A5 and M54 provide access to the Midlands and wider motorway network.

TENURE

Freehold

METHOD OF SALE

Written offers are invited for the property by way of informal tender to be received by 12 noon on the 28th April 2023

GUIDE PRICE

£550,000

LEGAL COSTS

Each party is responsible for their own legal costs.

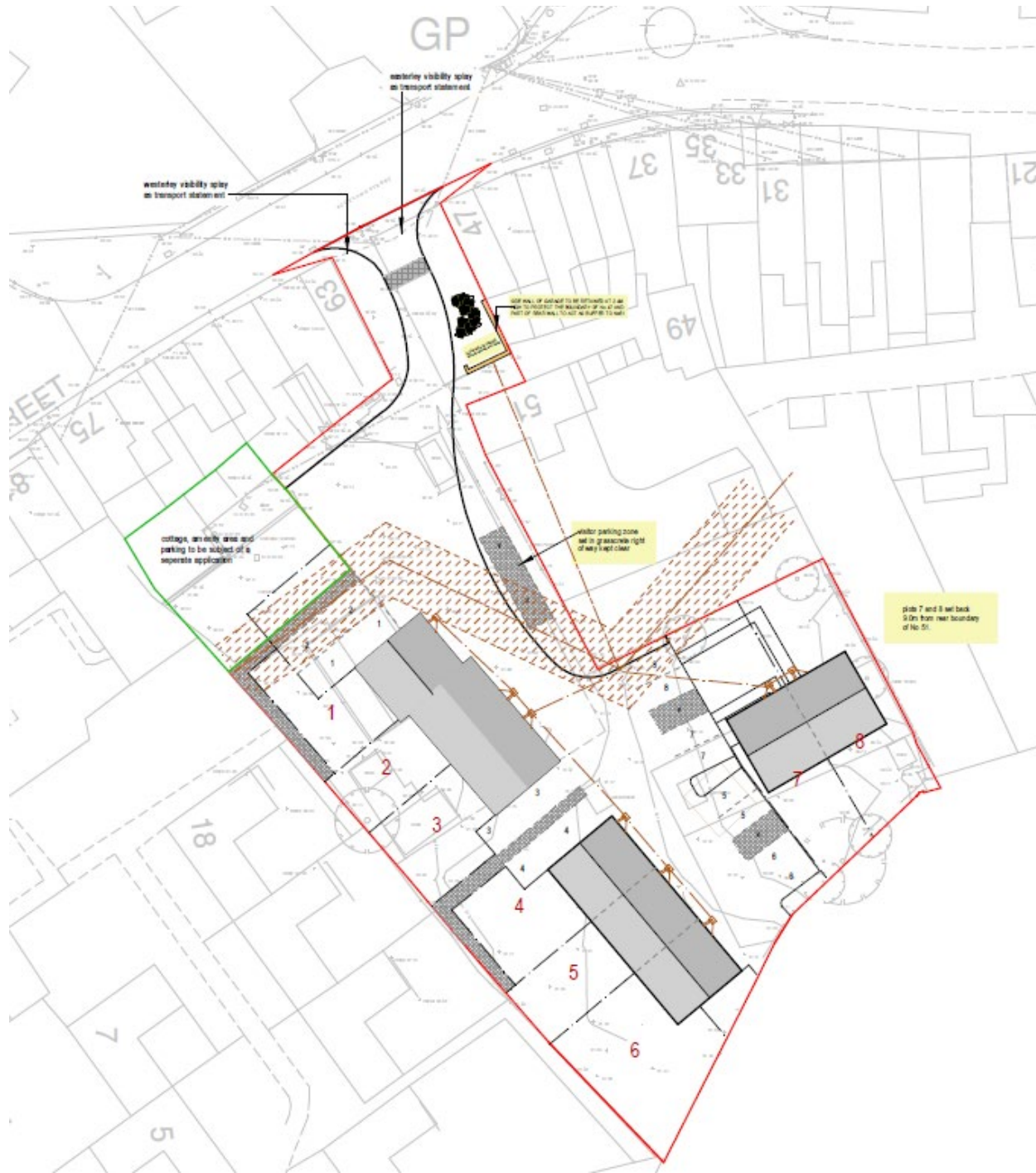
VAT

The sale may be subject to VAT at the prevailing rate.

FURTHER INFORMATION

A link to an Information Pack containing planning and technical information is available on request from the agent.





PROPERTY LOCATION



PLANS

All plans and images are indicative and for identification purposes only.

CONTACT

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