



**FOR SALE - COMMERCIAL LAND**

**LAND AT STRETTON ROAD, MUCH WENLOCK, SHROPSHIRE, TF13 6DD**



# KEY POINTS

0.71  
ACRES

TOTAL SITE AREA



COMMERCIAL LAND

SUITABLE  
FOR A  
VARIETY  
OF USES


ALL MEASUREMENTS ARE APPROXIMATE



PRICE  
**£160,000**


(EXCLUSIVE)

James Evans

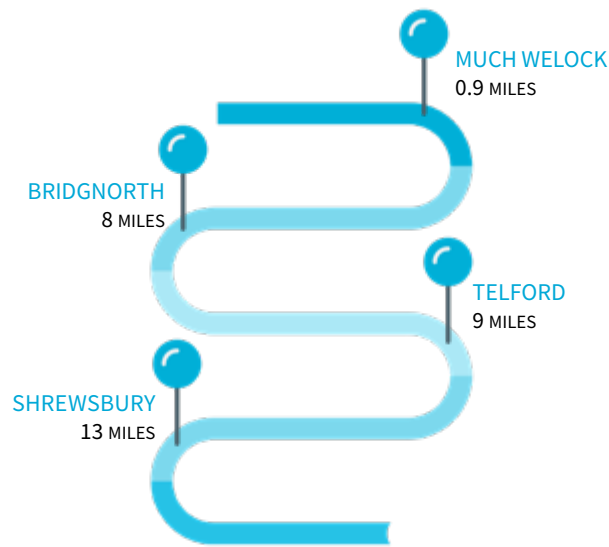
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Ellie Studley

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## LOCATION

The land is prominently located fronting onto Stretton Road (Main Much Wenlock to Church Stretton Road) on the western edge of the town of Much Wenlock. The property is located within proximity of all local amenities and within proximity of the A458 Road (Main road between Shrewsbury and Much Wenlock). The land is accessed off Stretton Road.

The historic town of Much Wenlock has a good range of shops, a convenience store, restaurants, pubs and a twice weekly fruit and veg market in the town centre. There are both primary and secondary schools and a Leisure & Arts Centre.

Attractions in the town include the 16th century Guildhall and the residence, opposite the Church, of Dr William Penny Brooks, who founded the original Olympic Games in 1850.

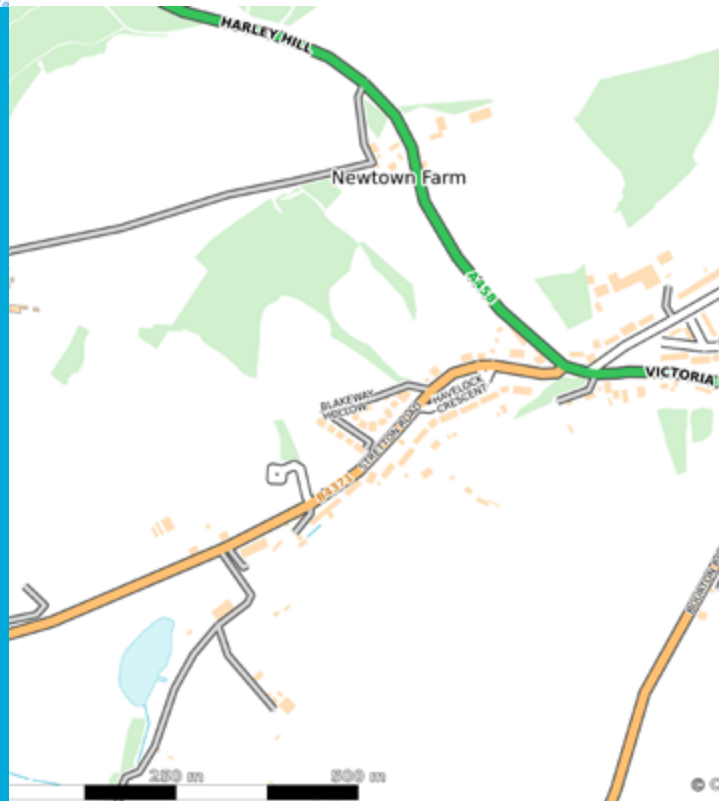
The surrounding countryside is beautiful and unspoilt, nearby Wenlock Edge has spectacular views across the Shropshire plains. Not far away, Telford has access to the M54 together with rail and motorway links. The county town of Shrewsbury is within easy driving distance together with historic Ludlow and Bridgnorth.



# 4,322

MUCH WENLOCK POPULATION

2021 CENSUS



# DESCRIPTION

The property comprises of commercial land that is laid to grass. The land provides a Total Site Area of approximately 0.71 acres (0.287 hectares). The commercial yard has in part a concreted and a part hardcored surface. The land is accessed from Stretton Road.

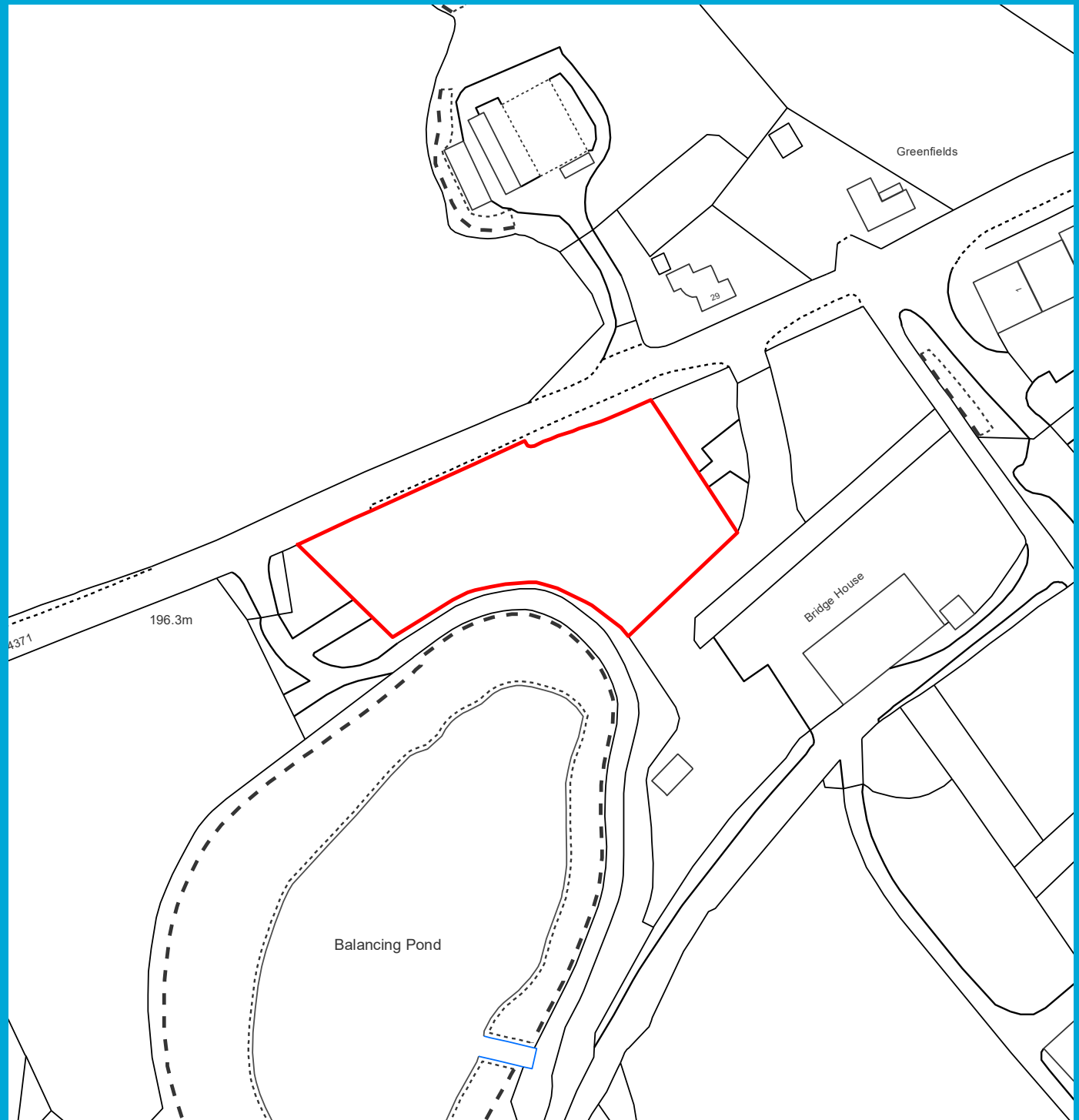
The property provides the rare opportunity to acquire a commercial land in South Shropshire would lend itself to a variety of commercial uses, subject to any statutory consents and would also be of interest to property developers/speculators.

The land is to be sold subject to a restriction on the title preventing its development for residential use in perpetuity.

# ACCOMMODATION

All measurements are approximate

	HECTARES	ACRES
<b>TOTAL SITE AREA</b>	0.287	0.71



## TENURE

The property is offered to sale freehold with vacant possession.

The land is to be sold subject to a restriction on the title preventing its development for residential use in perpetuity.

## PLANNING

Prospective purchasers should make their own enquiries.

The land is understood to benefit from a planning allocation for commercial use falling within Use Class B of The Town and Country Use Classes Order 1987.

The land would lend itself to a variety of commercial uses, subject to statutory consents.

## SERVICES

(Not tested at the time of our inspection)

We understand that mains water, electricity and drainage are available for connection to the property, subject to the normal connection charges. The land will be sold subject to rights to use the adjoining balancing pond for surface water drainage.

## PRICE

Offers in the region of £160,000 (Exclusive)

## LEGAL COSTS

Each party is responsible for their own costs associated with the transaction.

## VAT

We understand that the property is elected for VAT and VAT will be charged on the price.


## RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
TBC	TBC	N/A

## LOCAL AUTHORITY

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

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing, please contact:

**Commercial Department**



01743 450 700



[commercialmarketing@halls.gb.com](mailto:commercialmarketing@halls.gb.com)

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