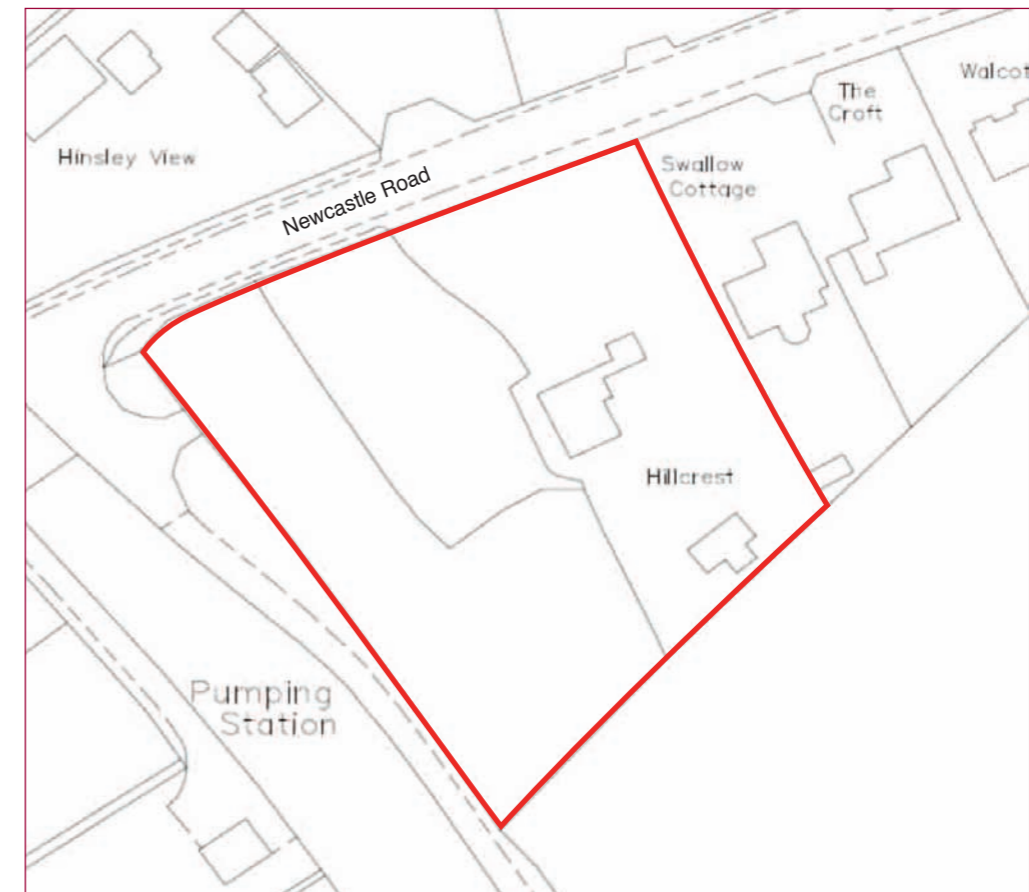


**PRESTIGIOUS RESIDENTIAL DEVELOPMENT SITE
AT NEWCASTLE ROAD, MARKET DRAYTON,
SHROPSHIRE, TF9 1HW**

**OUTLINE PLANNING PERMISSION
FOR NINE DWELLINGS**



0.50 HECTARES (1.20 ACRES)

**FREEHOLD FOR SALE
Offers Invited**



View south from adjacent plot H towards southern boundary.



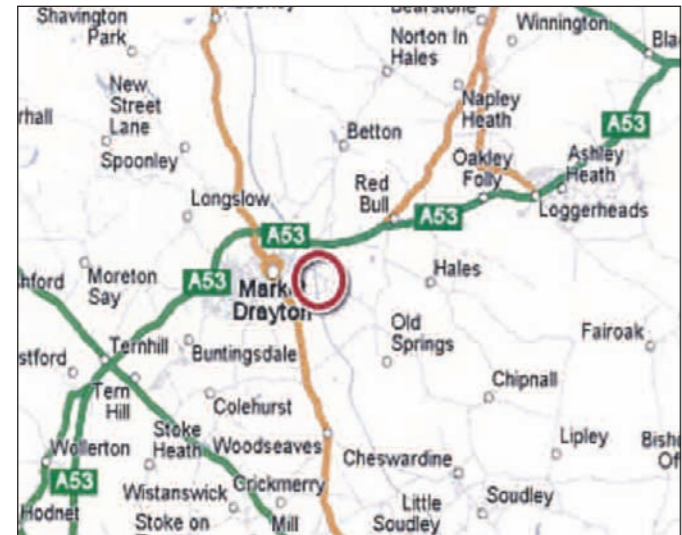
View east towards eastern boundary.



View east towards southern boundary.

Location:

The site is located to the south of Newcastle Road at the north eastern end of Market Drayton which is situated in a predominantly rural area of Shropshire. The site benefits from direct roadside frontage which in turn, provides a convenient access up to the A53 bypass and is about 1.5 kilometres (0.9 miles) from the High Street and Cheshire Street main shopping areas.



Location Map

The town of Market Drayton is known for its historic architecture including red brick and half timbered buildings, the Buttercross stone portico and St Mary’s Church. In addition, it has been recognised as the ‘Home of Gingerbread’ through its famous son Robert Clive’s involvement with Britain’s spice trade.

Both the Müller Dairy and Pork Farms bakery are based within the town, along with a mix of retail, employment and a strong selection of housing stock. There is a street market and livestock auction held weekly. Market Drayton Town Council indicate the town has a population of approximately 11,000 people.

Distances - Shrewsbury 20 miles; Chester 34 miles; Stafford 22 miles; Crewe 13 miles; Manchester 56 miles; and Manchester Airport 49 miles.

Sporting facilities are located at Market Drayton Town football club at TF9 3SL, the golf club at TF9 2HX and the cricket hockey and squash club at TF9 1HH.

Description:

The site contains ‘Hillcrest’, a two bedroom 1930/1940’s detached single storey, brick built bungalow under a tile pitched roof. Hillcrest is served via a private driveway leading from Newcastle Road. Considerable renovation would be required to render it habitable and the Planning Permission assumes replacement with new dwellings following its demolition.

The eastern boundary adjoins an existing detached residential property with further properties beyond. To the south is agricultural land designated as an Area of Special Environmental Interest under the North Shropshire Local Plan 2005 - Saved Policy L5 (Core Strategy Policies CS6 and CS17), and beyond is

the River Tern, a subsidiary of the River Severn. Favourable views across this land lead towards Peatswood, Hales and Loggerheads. Adjacent to the western boundary of the site is an access road serving Tern Fisheries Limited and beyond are further residential properties off Millfield Drive.

The Shropshire Union Canal runs through the town broadly in a north south direction and is located approximately 300 metres to the west of the site.

Planning Permission:

The site is located within the development boundary of Market Drayton. Outline Planning Permission was granted by Shropshire Council for the erection of nine dwellings on 24 January 2011 under planning reference number 10/05011/OUT. The development proposals included means of access and were considered to comply with Saved Policies D1, D2 and H5 of the Adopted North Shropshire Local Plan (Core Strategy Policies CS6 and CS18).

The application was accompanied with drawings to detail indicative dwelling sizes and their position, storey heights, proposed finished floor levels, retaining walls and cross section details etc. Whilst being only indicative at the Outline Application stage, careful consideration has been given to the proposed layout to minimise engineering works and to maximise both size and south facing aspect rear gardens, where possible.

The application is based upon an indicative density of eighteen dwellings per hectare (seven and a half dwellings per acre) and a total ground and first floor area of approximately 1,124 square metres (12,100 square feet). Notwithstanding this prospective purchasers should satisfy themselves by inspection or otherwise.

The Planning Permission is subject to fourteen conditions. An application for the Approval of Reserved Matters is required before the expiration of three years - by 23 January 2014. The development is required to begin before the expiration of two years from the date of the last Reserved Matters Approval.

There are no Section 106 Agreement contributions or requirements for either on or off site affordable housing provision. Off site improvements are currently limited to the provision of an improved footpath of two metres wide along the site frontage to Newcastle Road.

Services:

The property has previously benefitted from mains water, telecommunications and electricity connections, none of the services or appliances have been inspected or tested and purchasers should rely upon their own investigations.

Information Package:

An information pack is available (free of charge) on compact disc format to prospective purchasers upon receipt of a written expression of interest. Alternatively, a paper copy may be inspected by prior appointment at the offices of the sole agent, or purchased for an administration cost of £20.00 including VAT. This package contains:

- Copy Planning Application dated 30 November 2010.
- Copy Planning Permission 10/05011/OUT
- Topographical Survey.
- Sewer and existing mains services records in the vicinity of Newcastle Road.
- Extent of the adopted highway
- Energy Performance Certificate.
- Demolition quotation.
- Site photographs.

Method of Sale:

The site is offered for sale by informal tender. Subject to contract offers are invited for the freehold interests with vacant possession upon legal completion.

Viewing Arrangements:

Viewing is strictly prior appointment only through the sole selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Energy Performance Certificate:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A	(66-100) G	(1-10) A	(49-100) G
(81-91) B	(55-66) F	(11-20) B	(40-49) F
(69-80) C	(45-55) E	(21-30) C	(31-40) E
(55-68) D	(35-45) D	(31-40) D	(21-30) D
(39-54) E	(25-35) C	(41-50) E	(11-20) C
(21-38) F	(15-25) B	(51-60) F	(1-10) B
(1-20) G	(5-15) A	(61-70) G	(1-10) A

EU Directive 2002/91/EC

Important Note:

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View north towards front and side elevations of Hillcrest.



View south west along Newcastle Road site frontage.



View south west along Newcastle Road site frontage.



View north from adjacent plot H towards Newcastle Road and Hinsley View.



View south from adjacent plot H towards Tern Fisheries access and Millfield Drive.