

# Roger Parry & Partners



## **Building Plot at Mulberry Field, Great Ness, Nesscliffe, Shrewsbury, SY4 2LE**

**Detailed Planning Permission**

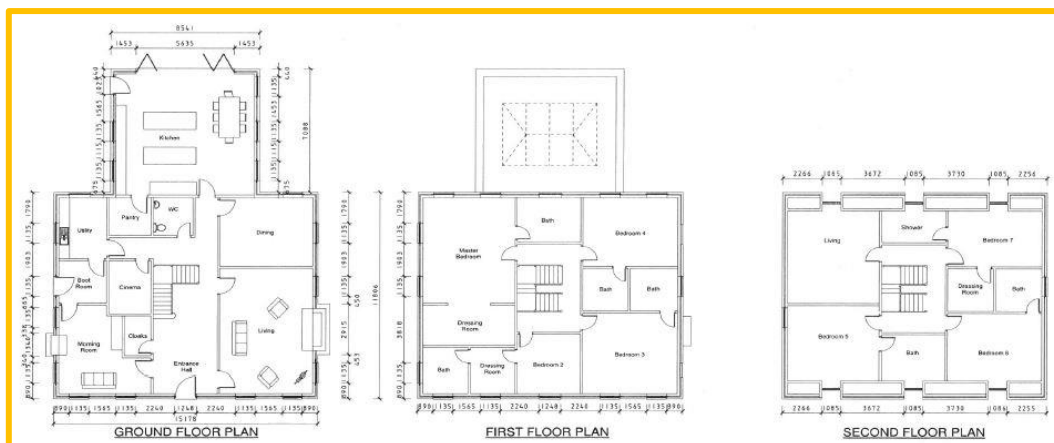
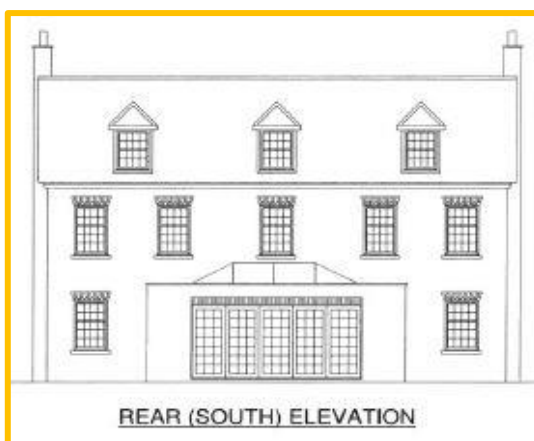
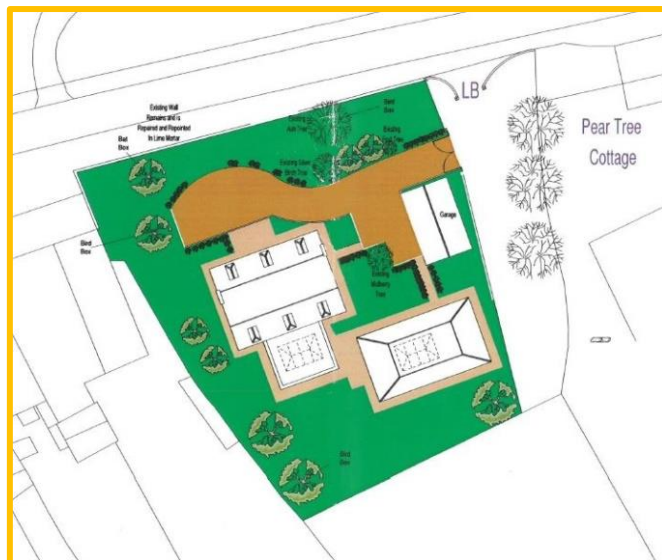
**Offers in the region of £340,000**

An extremely rare opportunity to acquire a substantial building plot extending to 2350sq/m or thereabouts (0.585 of an acre or thereabouts).

The plot has detailed planning permission, planning number 17/02179/FUL (Shropshire County Council) for the erection of a substantial three story, eight bedroom house with separate triple garage block and separate detached pool room/gym, brief plans of which are enclosed within these sale particulars.

**Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG**  
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## Plans - Not to Scale (For Identification Purposes Only)



**Directions:** From Shrewsbury take the A5 North towards Oswestry, on reaching the Nesscliffe bypass take the third exit towards Nesscliffe village. Turn right onto Hopton Lane after The Old Three Pigeons Public House and the plot is situated immediately on the left-hand side indicated by the For-Sale sign.

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**The Estates Office**  
**20 Salop Road**  
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### Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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