



Residential Development site at
Horsebridge Road, Minsterley, Shrewsbury, Shropshire, SY5 0AA

01743 450 700

2.42 acre development site with resolution to grant outline planning consent (two separate consents) for 16 dwellings on the edge of the popular village of Minsterley.



2.42 acres

Pontesbury 2 miles - Shrewsbury 7.5 miles - Telford 20 miles

- **Low density site of only 6.6 houses per acre**
- **Edge of village location**
- **Views over open countryside**
- **Access directly onto a public road**
- **Sewer main, surface water main and water main are all within/adjoining the site**
- **Village amenities include school, shops, village hall, public house, two large employers**

Description

The site is on the northern edge of the village of Minsterley overlooking farmland. It has a gentle slope downhill to the north. The primary school, shops and employers are all within walking distance. There is a regular bus service between Minsterley and Shrewsbury.

Services

Mains water is available at the site. Two foul sewer mains are within less than 20m of the site, one being in Horsebridge Road. A public surface water main is within 20m of the northern boundary. Superfast broadband is planned for Minsterley in the future. The selling Agents have plans showing the water and sewer mains.

Planning consents

Outline planning consent has been approved by Shropshire Council's planning committee in May 2015 subject to signing a S106 Agreement under reference 14/03670/OUT for 15 dwellings to include

access, subject to conditions. This is on the area edged red on the sale plan and marked as Site 1. Condition No2 requires the application of reserved matters within one year of the consent date. The Applicant has agreed that a pedestrian right of access will be allowed (as indicated shaded in green on the plan) to serve the site. Halls have a copy of the draft consent and conditions.

Outline planning consent has been agreed subject to signing a S106 Agreement under reference 14/0334/OUT for 1 dwelling and a separate vehicular access (to include access and scale) following demolition of the existing buildings. The dimensions stated are 9.5m x 8m. This area is edged orange on the sale plan and marked as Site 2. The approved access is edged in green. It is envisaged the larger site for 15 dwellings can be used to access this area.

The layout has not been approved within either of the consents.



Affordable Housing

Section 106 Agreements are being prepared by the Council's solicitors for each of the two approved sites to establish affordable housing. Both sites trigger a financial contribution towards offsite affordable housing. The relevant current rate is 15%.

The date of the reserved matters approval determines the final rate.

FOR SALE

Community Infrastructure Levy (CIL)

Under current regulations the new open market (non-affordable) dwellings will trigger Community Infrastructure Levy, currently at £40 per square metre. Subject to meeting criteria the area of the existing buildings on Site 2 can be deducted for the purposes of calculating the CIL on the one approved dwelling on the area edged orange.

Boundaries

The buyer will be responsible for erecting and maintaining a 6 foot tall close boarded fence between points A and B (allowing for the pedestrian access under condition No 12 of consent no 14/03670/OUT) and C to D prior to starting construction.

Rights of Way

A number of dwellings have historically used vehicular access over the area edged green. We are not aware of any formal rights being granted/established over the access edged green. Condition no 12 of consent 14/03670/OUT requires pedestrian access (for use of the red area only) to be granted along the track edged green. The vendor who will retain Fairbank, will reserve a vehicular right of way over the access to Leigh Road.

Easements and Covenants

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements, whether mentioned in these particulars or not.

Tenure

The freehold interest of the sites edged red and orange are for sale. This includes the access shaded green. The grassland has been grazed on a written license basis for many years by a local resident. He wishes to continue grazing the sites (or part) and using the buildings on a license basis until the development has been completed.

Sale conditions

The sale is subject to;

- 1) The purchaser fully complying with all of the planning conditions (including the pedestrian access), the Section 106 Agreements and Community Infrastructure Levy obligations.
- 2) The purchaser demolishing the buildings
- 3) The purchaser shall make its own enquiries into ground investigations and ability to connect to mains services
- 4) A restrictive covenant limiting development to 16 dwellings in total.
- 5) The purchaser providing and maintaining (in perpetuity) the pedestrian access edged/hatched green.

Viewing

By appointment with Halls, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

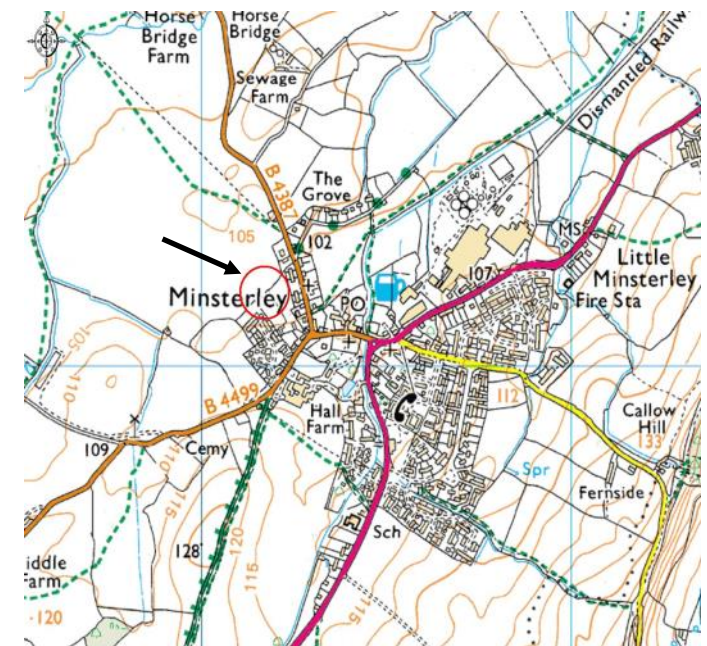
Please do not block the vehicular access to Fairbank and Highfield.

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Local Authority

Shropshire Council	0345 678 9000
Severn Trent Water	0845 601 6616
Western Power Distribution	0800 3281111





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