



FOR SALE

Offers in the region of: £199,995

Building Land On Oak Lane, Treflach, Nr Oswestry, Shropshire, SY10 9HE

A very well situated parcel of building land extending to around 0.6 of an acre with Outline Planning Permission for the erection of four detached dwellings (including one Affordable Dwelling) in a super, slightly elevated position within walking distance of the centre of the popular village of Treflach.



Oswestry (3.5 miles), Welshpool (15 miles), Wrexham (17 miles), Shrewsbury (18 miles).
(All distances approximate)

- **Building land**
- **Ext. to around 0.6 of an acre**
- **OPP for 4 detached dwellings**
- **Subject to Section 106 Agreement**
- **Access from single track road**
- **Convenient to village centre**

DESCRIPTION

Halls are delighted with instructions to offer the Building Land at Oak Lane, Treflach, near Oswestry, for sale by private treaty.

The Building Land at Oak Lane is a very well situated parcel of building land extending to around 0.6 of an acre with Outline Planning Permission for the erection of four detached dwellings (including one Affordable Dwelling) in a super, slightly elevated position within walking distance of the centre of the popular village of Treflach.

The land is roughly rectangular, with access from a single track road and is currently used for agricultural purposes with a number of steel and timber framed farm buildings together with a farmyard area, currently used for the storage of machinery and fodder. The site extends, in all, to around 0.6 of an acre.

The site would appear to be suitable for three large detached dwellings with garages and gardens and the required Affordable Dwelling (as per the Section 106 Agreement), which will have lovely views from this slightly elevated location.

The sale of this very well situated parcel of building land therefore provides an unusual opportunity to purchase an excellent development project with potential to design and build three high quality detached houses which will, in our opinion, be most sought after when completed.

SITUATION

The building land is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional basic local amenities including a Post Office/Shop, Primary School and Church. The market town of Oswestry is only approximately 3.5 miles away which has a comprehensive range of shopping, leisure and educational facilities. The area enjoys good road access to the Midlands via the A5 trunk road and M54 or to the north west via the A5 and A483.

DIRECTIONS

From Oswestry take the Trefonen Road for approximately 3 miles, continuing through Trefonen to the village of Treflach. On reaching the village turn left, opposite The Royal Oak Inn, on to Oak Lane. Continue for approximately 100 yards and bear left and proceed for a further 100 yards where the Building Land will be situated on the right hand side, identified by a Halls for sale board.

PLANNING PERMISSION

Outline Planning Permission for the erection of four dwellings (to include access) was granted on 15th September 2017. The planning application number for the proposed development is 14/01986/OUT. A copy of the Outline Planning Permission is available upon request or can be downloaded from the Shropshire Council Planning Register quoting the application number mentioned earlier.

SECTION 106 AGREEMENT

The Planning Permission is subject to a Section 106 Agreement which, we understand, requires the erection of an 'affordable house dwelling' as per the terms and conditions included within the Section 106 Agreement (a copy of which is available from the Selling Agent or can be downloaded from the Shropshire Council Planning Register).

COMMUNITY INFRASTRUCTURE LEVY

A CIL contribution may be applicable (current charging schedule is in the region of £95.71 per sq m - this amount is index linked and will change on a yearly basis), however, there may be an opportunity to offset the footprint of some of the existing farm buildings against the footprint of the proposed dwellings. It will be the responsibility of the purchaser to establish and pay the required CIL liability.

AVAILABLE DOCUMENTATION

The following documentation can be downloaded from the Shropshire Council online planning register (www.shropshire.gov.uk):-

- Design and Access Statement
- Existing Site Layout Plan
- Ecological Survey Report
- Section 106 Agreement
- Officers Report Document
- Outline Planning Permission Document

N.B.

There are a number of indicative site layout plans, however, there are no plans showing the proposed four dwellings, as approved by Shropshire Council.

SERVICES

We are informed that a mains water connection is available on site or nearby. We are further informed that both mains electricity and drainage are available nearby. However, all interested parties should satisfy themselves in respect of the provision, capacity and sustainability of all services, either on or off site.

BOUNDARIES, ROADS & FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

RIGHTS OF WAY

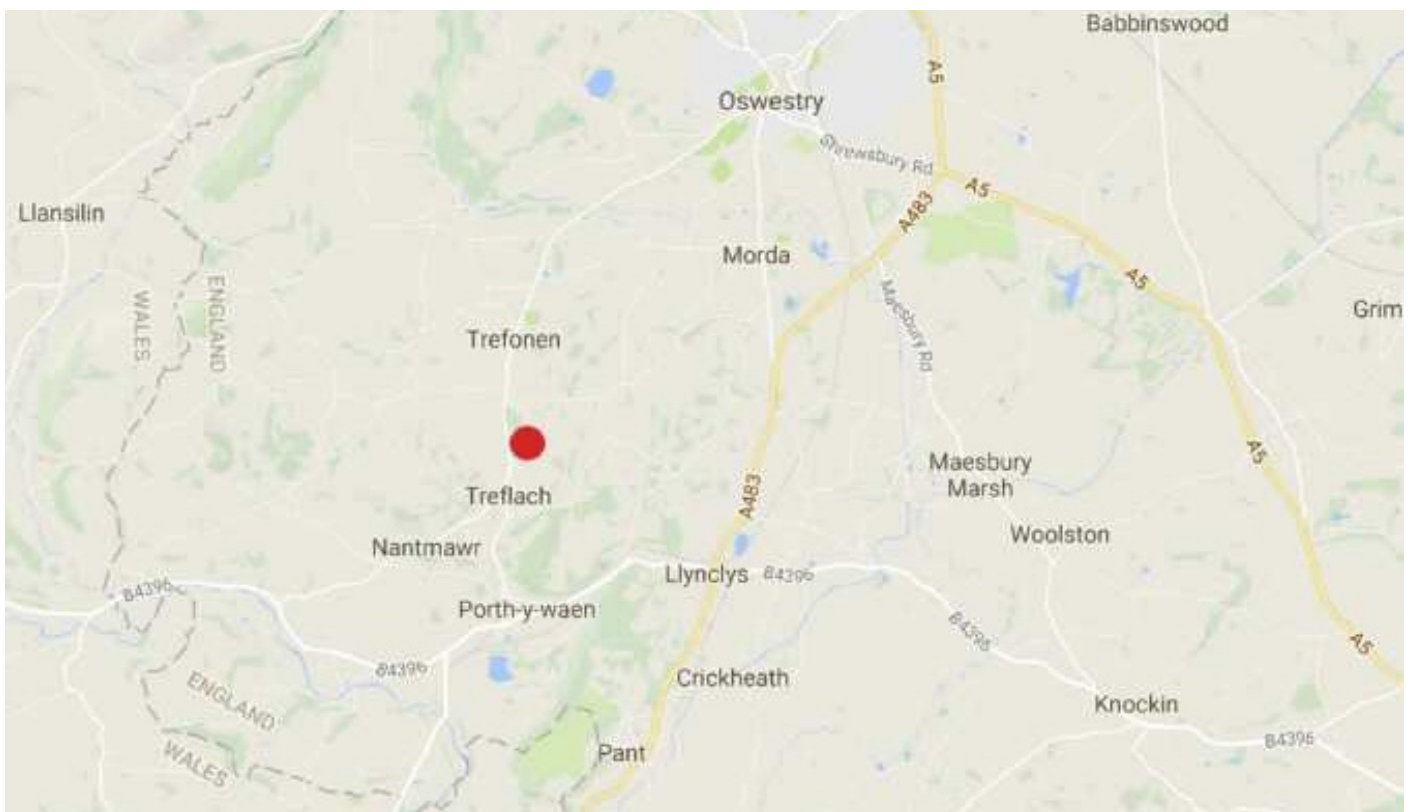
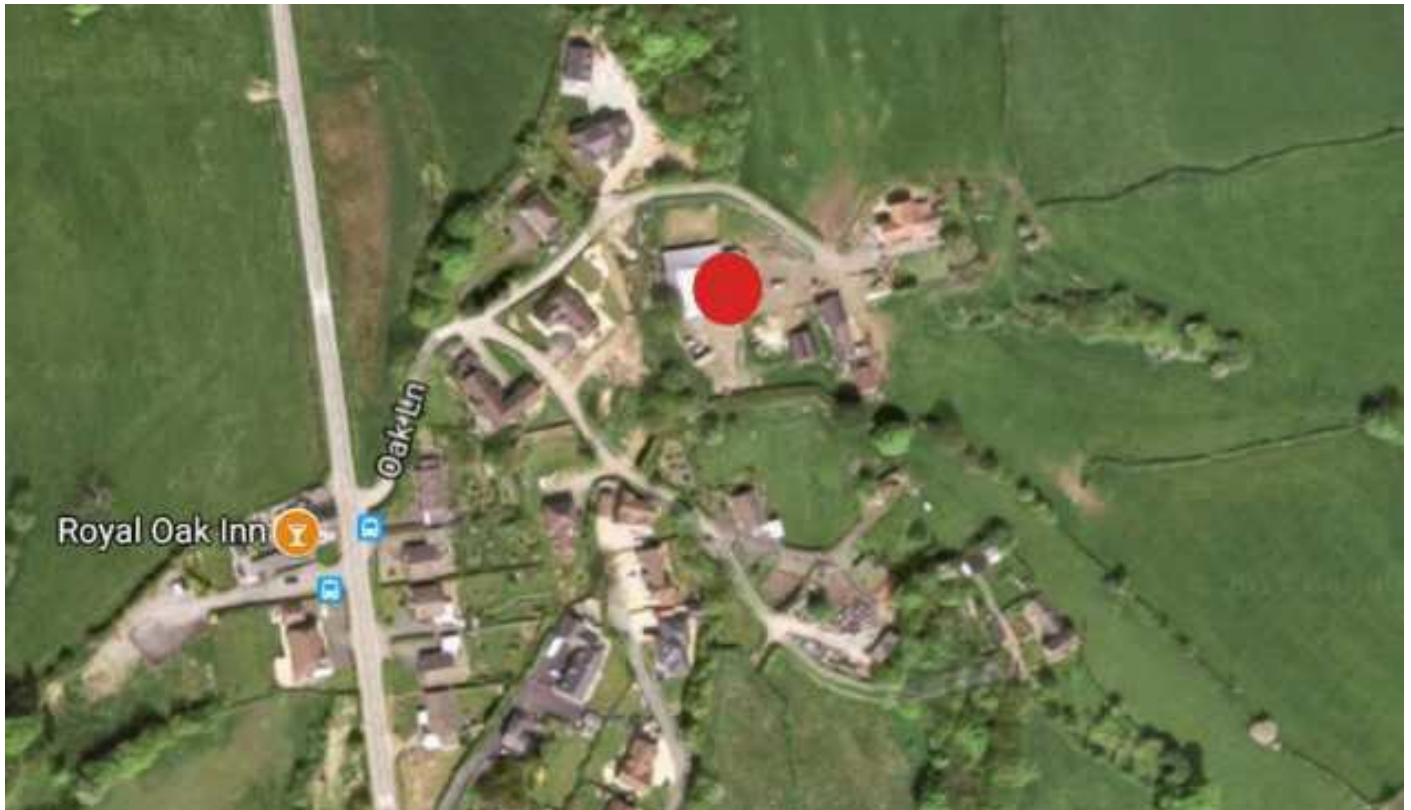
The land will be sold subject to any wayleaves, public or private rights of ways, easements and covenants, and all outgoings whether mentioned in these sale particulars or not.

LOCAL AUTHORITIES

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

VIEWINGS

The site can be viewed from a roadside inspection, however, for a detailed site walk around please contact the Selling Agents, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.



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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



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