



Plot 5, The Leys
Bishops Castle, SY9 5BD

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: £150,000

Shrewsbury (23 miles), Ludlow (19 miles), Newtown (18 miles) (All distances approximate)

A unique opportunity to acquire a serviced building plot either as a self-build or custom-built project. Situated on the very edge of this historic market town with country views. Each plot has approved plans for a characterful energy efficient detached dwelling.

GENERAL REMARKS

Plot 5 The Leys offers a rare opportunity to purchase a building plot extending to around 700 square metres with planning consent, which will have all the necessary road ways and services available for connection and use.

Consequently, individuals can build their own home which they can tailor to their own preferences subject to a set design code.

SITUATION

The Leys, as a development, will consist of 9 individual plots which are set on the edge of this historic market town.

Whilst it backs onto open fields with country views, it is still conveniently located within walking distance of the town centre and is accessed off the popular Lavender Bank cul de sac.

Steeped in history, Bishops Castle has a vibrant community spirit and acts as an important service provider for the outlying rural areas, much of which is officially designated as being of outstanding

natural beauty. The town boasts a good range of amenities including doctors surgery, cottage hospital, primary and secondary school, a wide range of shops, mini-marts, post office, pubs, churches and two breweries. A wider range of recreational, educational and employment opportunities are available in Shrewsbury, Ludlow and Newtown. These are larger towns, which are within comfortable driving distance and provide access to the national motorway and railway networks.

PLANNING

Building your own home has many advantages. You can influence the design, have bigger rooms, more storage, better energy performance or a renewable heating system. However, it can be daunting, which is why Czero is there to help and can provide a well designed low carbon home, better than a traditional housebuilder would build for you without needing a bigger budget.

Czero has got detailed planning consent for each plot. The property designed for Plot 5 is a 5 bedroom house

If you like this property, you could proceed straight away, or Czero can work with you to design and build the home of your choice.

CUSTOM BUILD OPTION

Individual purchasers have the option to work with the developer to build the pre approved design on the plot for you. Each dwelling type will have a set build cost and is subject to a build agreement, with stage payments as the build progresses. Czero will also work with you to amend the design or deal with planning submission if needed.

Other options are available. For instance, you may just commission the developer to build the shell for you, or you may have your own builder. If all you want is a plot and a degree of freedom, that is fine too.

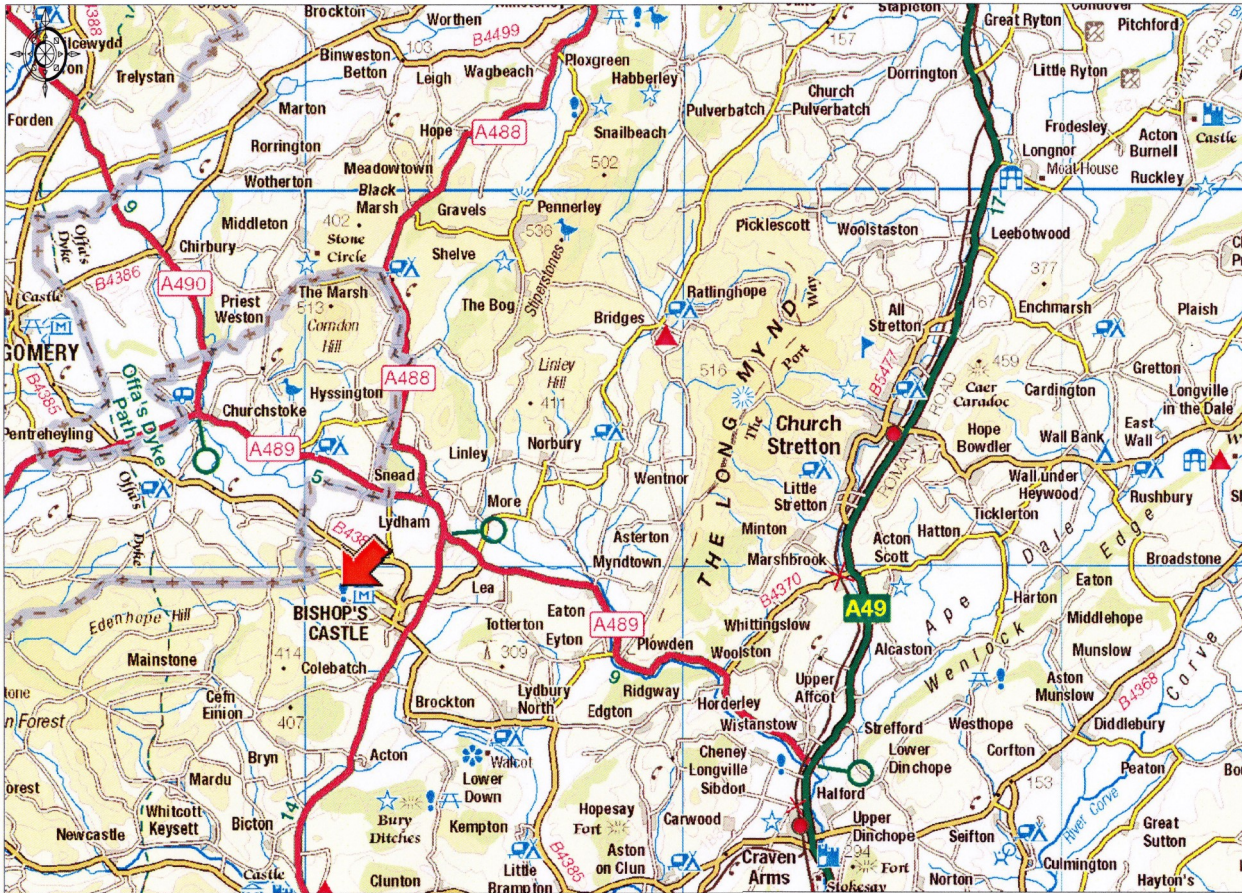
STAMP DUTY

With custom build you only pay stamp duty on the plot and not the finished house, making a considerable saving.



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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

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