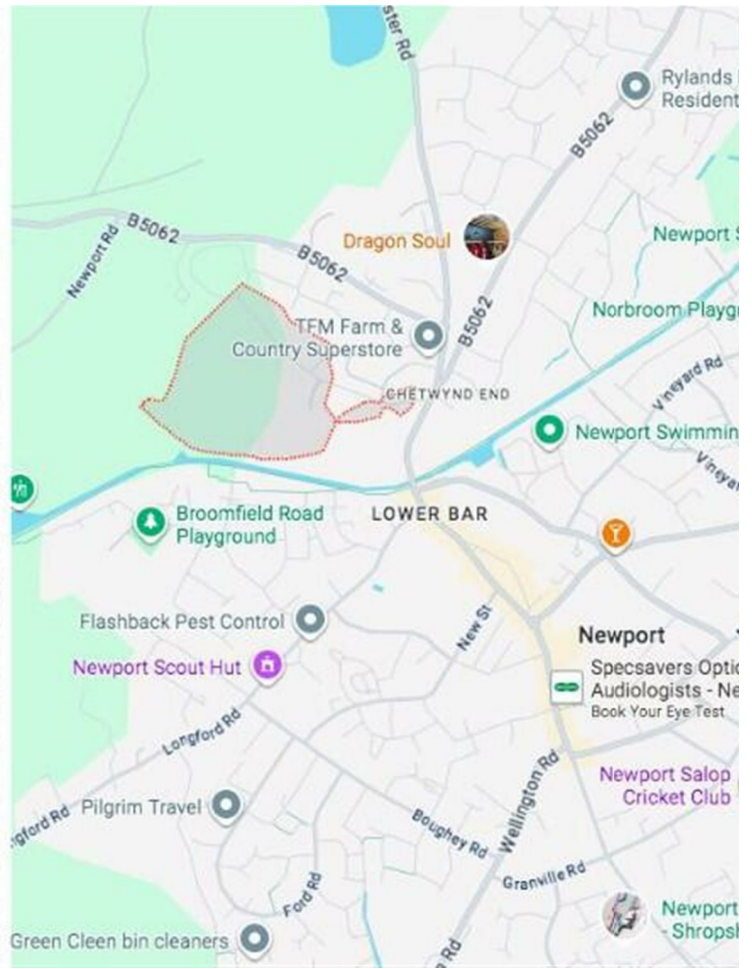


FREEHOLD



Land (EPC Rating:)

LAND FOR SALE ON NEWPORT STUD GREEN LANE, NEWPORT, TF10 7LA

POA

£1

McLains
— ESTATE AGENCY —



0 Bedroom Land located in Newport

We are pleased to present an exceptional opportunity to acquire a substantial plot of land located on Newport Stud, Green Lane, Newport. This impressive site spans approximately 5 acres and is currently leased for equestrian purposes, having been utilised for horse and stables over the past decade. The land is devoid of planning permission at present; however, the seller has engaged in discussions with the local council, indicating the potential for the development of multiple mansions on the site.

The surrounding area is characterised by a housing estate to the right of the land, and it is noteworthy that a neighbouring plot has successfully secured planning permission for a mansion, which was sold for an impressive £2.5 million. This highlights the potential value and desirability of the location for future development.

The seller, who has owned the site for 26 years, is now looking to retire and is open to various options for sale, including a straightforward sale or a joint venture arrangement. The seller is keen to ensure that any agreement is mutually beneficial and is willing to consider creative proposals, including a percentage of the sale price with an upfront payment.

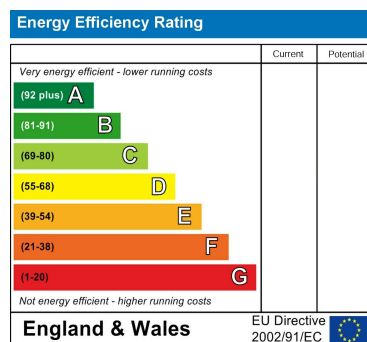
Newport itself is a thriving market town in Shropshire, known for its strong community spirit, excellent schools, and a charming high street filled with independent shops and cafes. The area boasts good transport links, making it easily accessible to Telford, Stafford, and Shrewsbury, as well as connections to the M54 and M6.

With its blend of historical charm and modern convenience, Newport presents a compelling investment opportunity for those looking to capitalise on the growing demand for housing in this desirable location. We invite interested parties to arrange viewings at their earliest convenience and to explore the potential this land holds for future development.

Council Tax Band

Exempt

Energy Performance Graph



Call us on

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mclains.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.