







## 5 Chapel Lane, Bagley, Ellesmere, Shropshire, SY12 9BS

**Asking Price: £190,000**

### **Description**

A development opportunity comprising a detached country cottage and former outbuildings, set within a generous plot of approximately 0.38 acres (0.15 ha) or thereabouts.

The property enjoys a pleasant rural setting in the North Shropshire hamlet of Bagley, near Ellesmere.

The property was granted Full Planning Permission for the erection of a replacement dwelling, outbuilding/garage, and alterations to the existing access (Application No: 18/00697/FUL). This permission has since lapsed, and prospective purchasers will need to seek new consent from the local planning authority for any proposed development.

## Tenure

We are informed that the property is freehold subject to vacant possession upon completion.

## Method of Sale

Informal tender

## Agents Note

The security fencing surrounding the site is not included in the sale and will be removed prior to completion of the sale.

## Local Authority

Shropshire Council

The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

## Directions

When coming from Ellesmere, at the T-Junction in Hordley turn left and continue along this road for 2.5 miles into the hamlet of Bagley. In Bagley turn right signposted 'Stanwardine' on to Chapel Lane where 5 Chapel Lane will be found on the left-hand side.

## Services

We understand mains electricity and water are available.

Private drainage.

## Viewing and Further Information

For further information or to arrange a viewing, please contact the sole selling agents Roger Parry & Partners LLP. The agent accepts no liability for any injuries or damages which may occur by persons accessing the property or its grounds.

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## Viewing arrangements

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

Or

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, SY3 5AL

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**01691 655334**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.