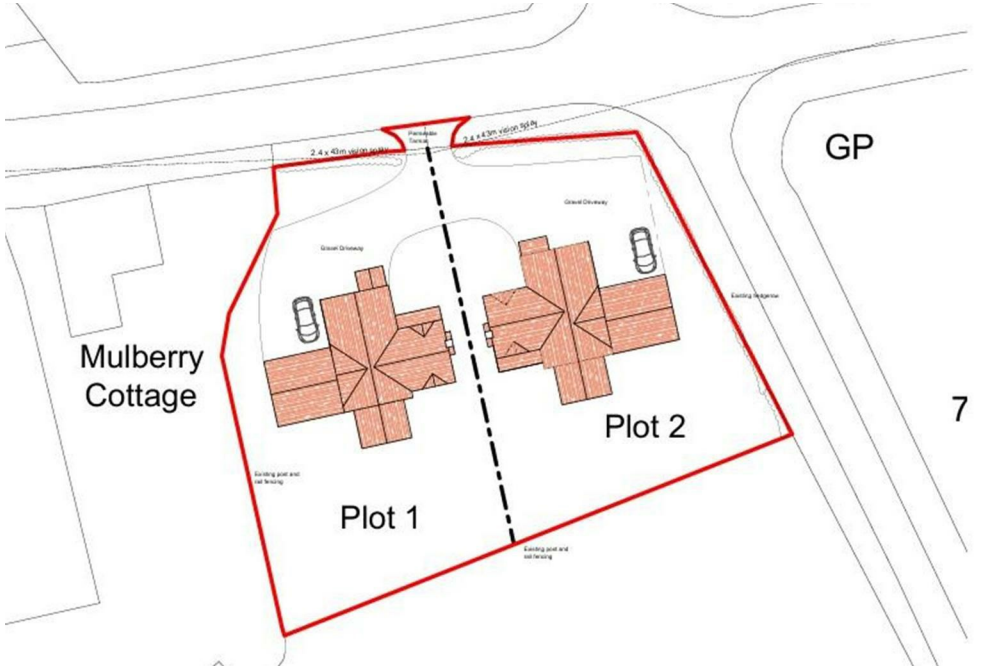


Roger Parry & Partners

Building Plot 1, Land Adj Mulberry Cottage
Knockin Heath, Oswestry, SY10 8EA



Building Plot 1 Land Adj Mulberry Cottage, Knockin Heath, Oswestry, SY10 8EA
Offers In The Region Of £185,000

An excellent opportunity to acquire a residential building plot situated in the popular rural hamlet of Knockin Heath, offering the chance to construct a substantial detached family home in an attractive countryside setting.

The plot benefits from full planning permission and occupies a pleasant position with open aspects over the surrounding Shropshire countryside, whilst remaining conveniently located for the market towns of Oswestry and Shrewsbury and offering excellent access to the A5 road network.

This is an ideal purchase for self-builders, developers or those wishing to create a bespoke family home in a peaceful village location.

The Plot
The plot extends to approximately 790m2 or thereabouts and is offered with the benefit of full planning permission for the erection of a detached dwelling with associated parking and gardens (purchasers should satisfy themselves regarding the approved plans and conditions). The proposed dwelling has been thoughtfully designed to provide spacious, modern accommodation suitable for contemporary family living. Please note that it is our understanding as the selling agent that the driveway will be split down the centre with each plot having a right of way over the entrance section of the neighbouring plot.

Location
Knockin Heath is a desirable rural hamlet surrounded by beautiful Shropshire countryside. The nearby village of Knockin offers a primary school, village hall and public house, whilst the thriving market town of Oswestry provides an excellent range of shopping, leisure and educational facilities.
The historic county town of Shrewsbury is approximately 18 miles away, offering further retail, dining and rail connections.
The nearby A5 provides straightforward access towards Wrexham, Chester, Telford and the national motorway network.

Planning Permission
The property is offered with the benefit of full planning permission for the erection of a detached dwelling. Planning documentation, approved plans and supporting information are available upon request or can be viewed via Shropshire Council's Planning Portal using the reference 25/03790/FUL

Services
Prospective purchasers should make their own enquiries regarding the availability and connection of mains electricity, water, drainage and telecommunications.

Local Authority
Shropshire Council.

Directions
From Oswestry, proceed south on the A5 before taking the turning towards Knockin. Continue through the village and follow the signs for Knockin Heath. The building plot will be found adjacent to Mulberry Cottage and will be identified by our For Sale board.

Tenure
Freehold

Agent's Note
All prospective purchasers are advised to make their own enquiries with the local authority and utility providers regarding planning conditions, services, boundaries and any associated development costs. Measurements, boundaries and site areas are approximate and are provided for guidance purposes only. Community infrastructure Levy would not be payable, providing the purchaser is building the property for their own use and intend to reside at the property for the required length of time.

The plot is sold subject to overage provisions which is reflected in the marketing price. A copy of the transfer setting out the terms of overage is available upon request and the successful buyer will be required to enter into a deed of covenant binding them to the overage terms.

Viewing
Strictly by appointment through the selling agents.

General Services:
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

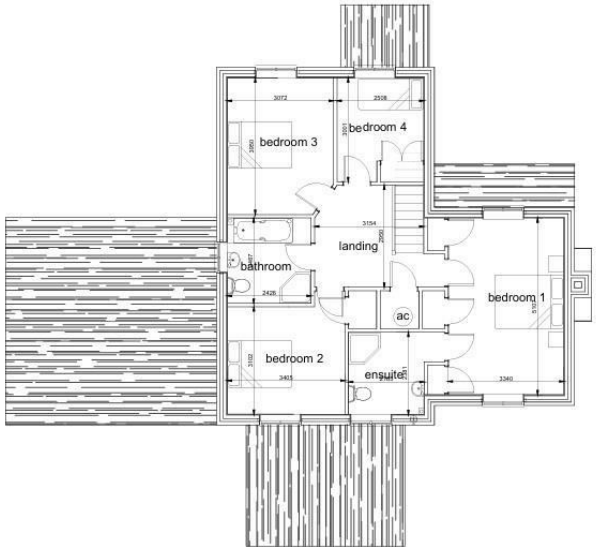
Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Ground Floor Plan



First Floor Plan

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 t o 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 s hould 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 b een 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.