





**Development Land West of Ye Olde Farm Stapleton, Shrewsbury, SY5 7EF  
Offers In The Region Of £550,000**

An exceptional development opportunity in the sought after village of Stapleton, Shrewsbury with planning permission approval for three detached dwellings with garages.

**Description**

Land at Ye Olde Farm provides an exciting development/investment opportunity with full planning permission for three sizeable residential plots.

**Location**

The land is situated approximately 6 miles south from the edge of the popular county town of Shrewsbury, with views over the Shropshire countryside. The site is positioned in the sought after village of Stapleton. Stapleton is found a short distance off the A49, providing convenient access to the wider area.

**Planning details**

The planning application can be located on Shropshire Councils planning register using the reference 20/03358/FUL or simply click on this link <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?keyVal=QFBOSOTDGT100&activeTab=summary>

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

As the selling agent we have been advised the purchaser is not required to pay Community Infrastructure Levy liability.

**General Notes****VIEWING & ENQUIRES**

All enquires and viewings are strictly via the

selling agent, please contact the agent - Jo Woollam on 01743 343343 or email [jowoollam@rogerparry.net](mailto:jowoollam@rogerparry.net)

**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



**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.

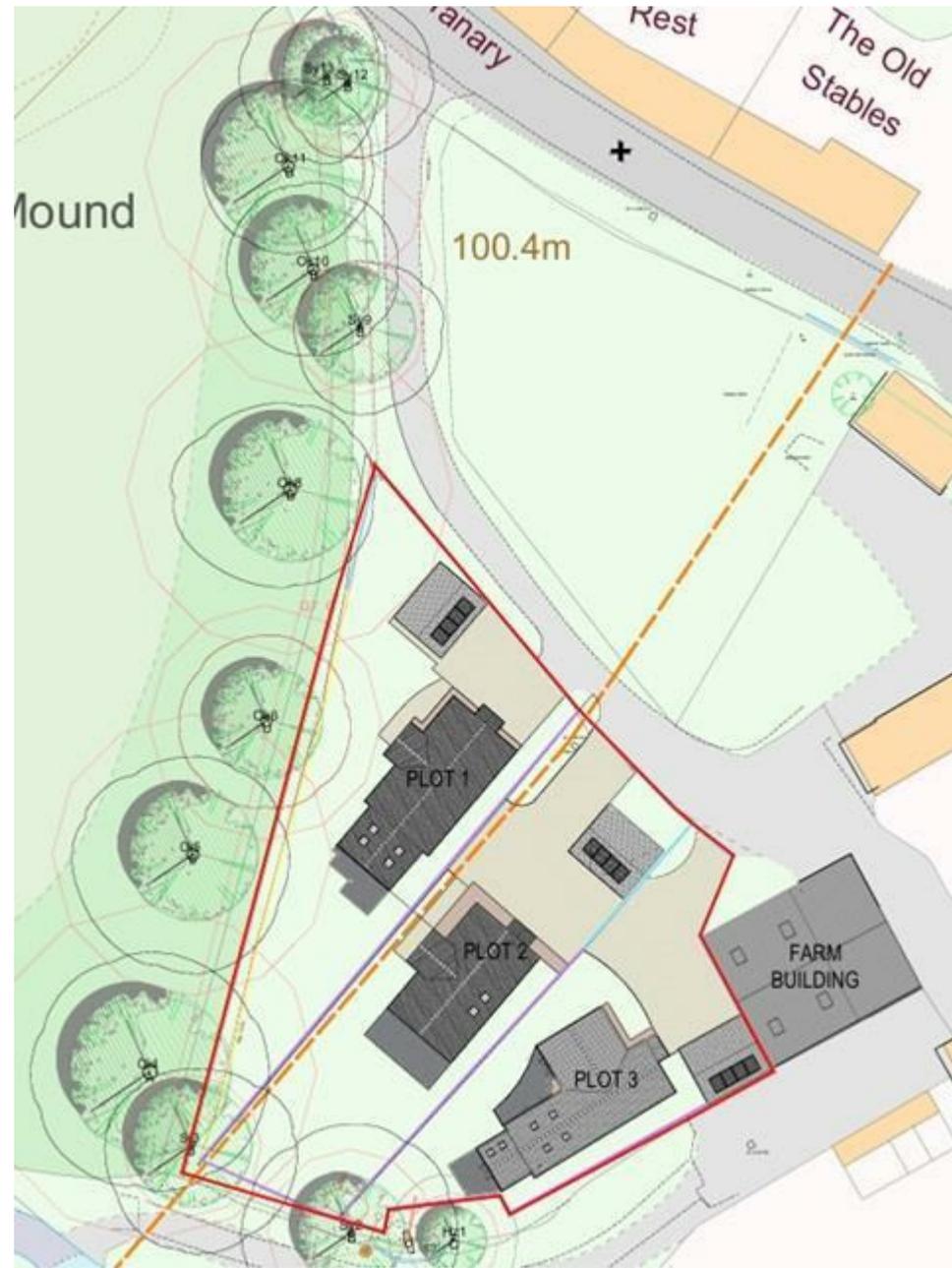
**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

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

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

01743 343343



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.