



**Roger
Parry**
& Partners



Oakwood Grange, Bings Heath
Shrewsbury, SY4 4BY



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Guide Price £1,375,000

A very rare Residential Development opportunity within a 52 acre Farm with privacy within a ring fence in a convenient location only 3 miles from Shrewsbury.

- ♦ Full Planning Consent for a Replacement House with approximately 2325 sq ft internal living space.
- ♦ Hedgerows with an abundance of mature oak trees.
- ♦ Total of approximately 52.14 acres
- ♦ Class Q Consent for two dwellings with approximately 3000 sq ft gross internal space (total)
- ♦ Attractive ponds with potential to be enhanced
- ♦ Level versatile Grade 3 productive arable/grassland extending to circa 51 acres.
- ♦ Telford 7 Miles and M54 6 miles







Roger Parry and Partners and Shaun Jones Planning and Rural are delighted to bring this rare opportunity to the market.

Adjoining woodland, Oakwood Grange is situated in a rare peaceful location but is only 3 miles from Shrewsbury. The land is divided into 8 rectangular fields with hedges and an abundance of mature oak trees in the hedgerows. The attractive natural ponds and woodland setting provide leisure/tourism potential, subject to planning.

Planning

Consent 23/00898/FUL ([23/00898/FUL](#)) approved a replacement house and garage (following demolition) subject to conditions. The approved plans provide for 4 bedrooms over two floors. Consent 25/04842/DIS ([25/04842/DIS](#)) discharged the drainage condition. The treatment plant has been installed. Shropshire Council has subsequently confirmed that the consent has been activated.





The Plans provided to us for the replacement house refer to 1296 sq ft of accommodation on the ground floor and 1029 sq ft on the first floor (Gross internal areas.)

Class Q Approval for two further Dwellings

Shropshire Council granted approval for two dwellings under Class Q Planning reference 25/02127/PMBPA ([25/02127/PMBPA](#)) on 31st July 2025 subject to conditions. The rare Class Q Approval is considered to be a significant benefit to the property by providing two additional homes in this peaceful but easily accessible location. The plans allow for spacious accommodation with three bedrooms in each dwelling.

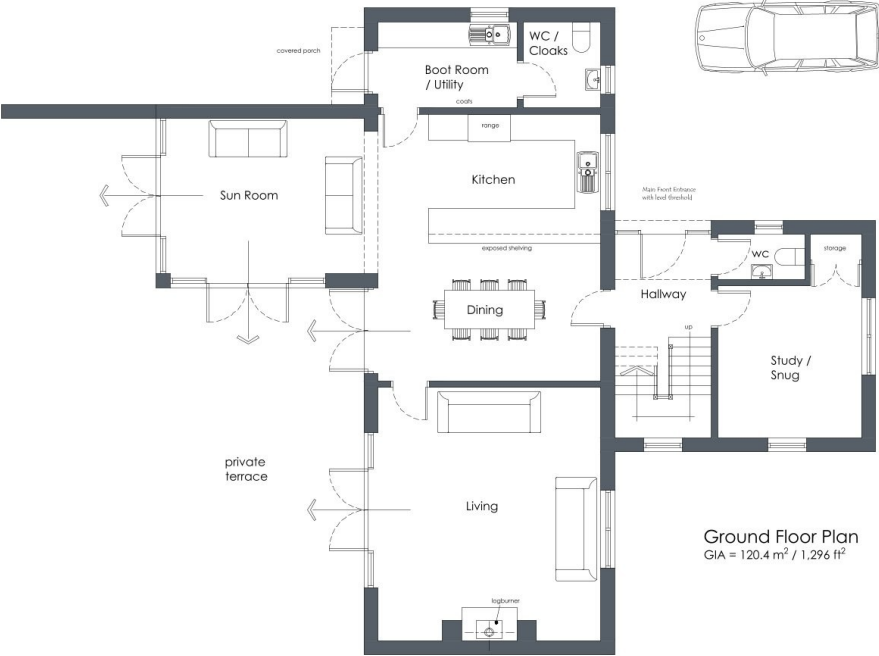
Land

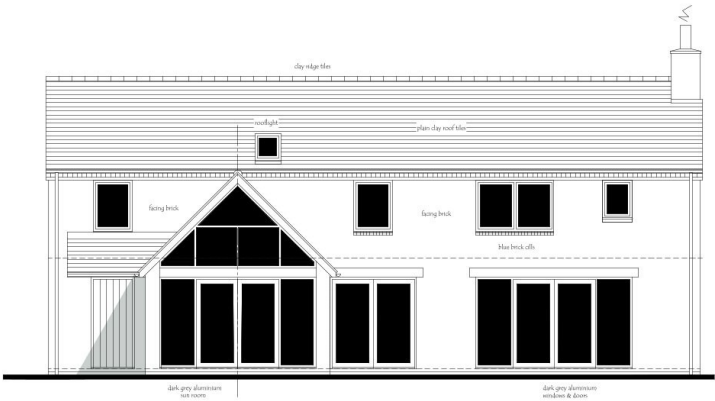
The level productive agricultural land is currently let on a one-year Farm Business tenancy ending on 29th September 2026. We understand the land is Grade 3

In the last 10 years the land has been used for grassland and combinable crops.

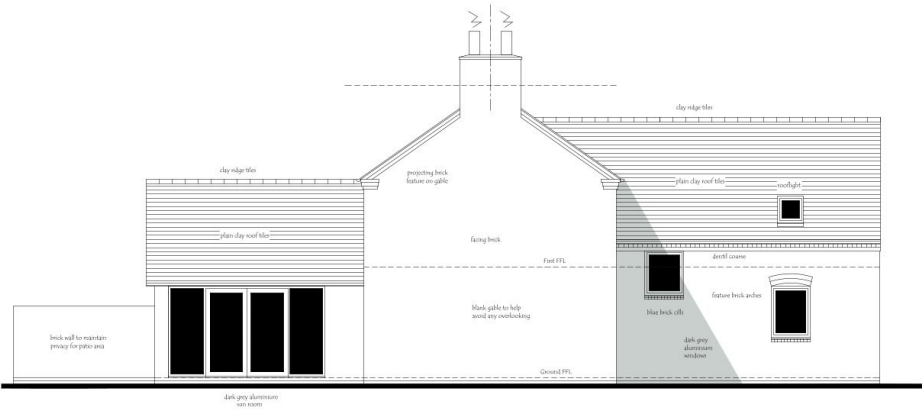
Field no	acres	Hectares	2026 Use
1	13.37	5.41	Winter Wheat
2	8.10	3.28	Winter Wheat
3	2.31	0.93	Winter Wheat
4	1.13	0.46	House Buildings and yard
5	2.13	0.86	Temporary Grass
6	3.28	1.33	Winter Wheat
7	3.84	1.55	Winter Wheat
8	8.21	3.32	Winter Wheat
9	9.77	3.95	Winter Wheat
Total	52.14	21.09	

Plans for the replacement house

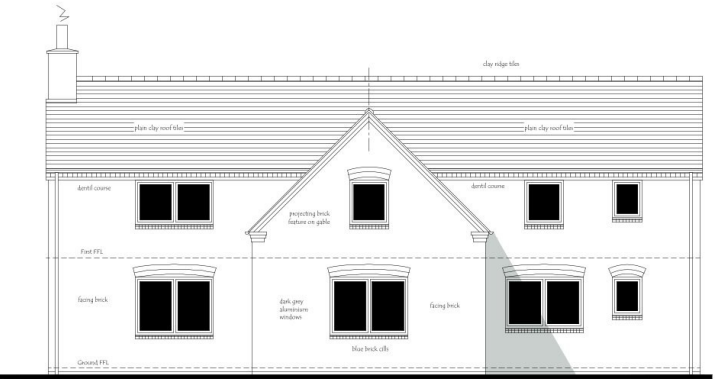




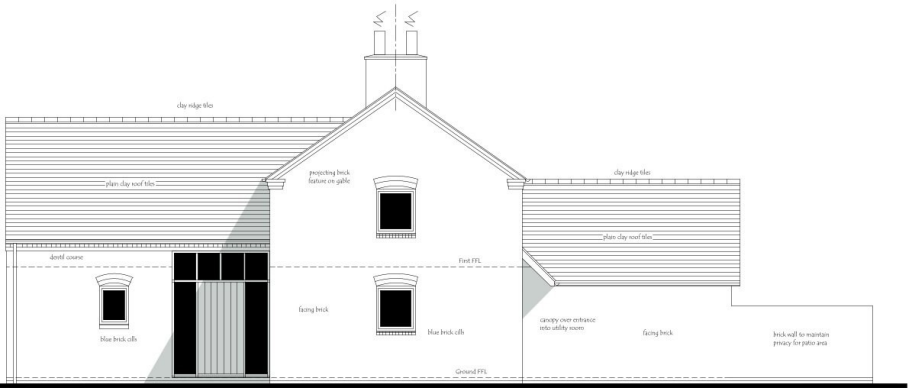
West facing rear elevation
towards garden and open fields



South facing side elevation
towards garden & bungalow



East facing front elevation
towards driveway



North facing side elevation
towards parking & shed

Plan for Class Q approval for residential use of steel buildings (with block walls)



Environmental Schemes

We understand the land is not currently included in any Environmental Schemes.

Basic Payment Scheme

There are no entitlements included with the property.

Nitrate Vulnerable Zone

The property is located within a Nitrate Vulnerable Zone

CIL Payment

The replacement house triggers a Community Infrastructure Payment of £ 21,173.21 which will be the purchasers responsibility.

The Class Q Approval has not triggered a CIL payment.

Tenure

The freehold interest is for sale subject to a Farm Business tenancy on the land only (excluding the buildings) until 29th September 2026.

Overage

The sale is subject to an overage whereby 30% of any enhancement in the value (after deduction of normal planning costs) of the fields, due to planning approval over the next 25 years for any non-agricultural or non-equestrian uses will be due to the sellers and their successors. This excludes the existing approval for three dwellings.

Services

Mains electricity and water were previously connected to the derelict house. Water is understood to be adjoining the public road. Electricity is available nearby.

Access

The Farm enjoys two entrances off the public road, one to the East of The Woodlands, the other being to the West which is better suited for large vehicles.

Right of Way

The owner of Shawbury Park Wood (13.5 acres) to the North of the Farm has a right of way “for the purposes of felling and removing timber and maintaining the woodlands” as indicated by the blue line between points A and B on the sale plan.

Method of Sale

The property is for sale as a whole, by Private Treaty, however, offers for part can be considered.

Sporting, Mineral Rights and Timber

We understand that these are included with the freehold interest.

Local Authority

Shropshire Council, The Guildhall, Shrewsbury, 03456789004

Solicitor

Mr Matthew Bowering (Lanyon Bowdler, Shrewsbury)



General Services: Mains electricity and water were previously connected to the derelict house. Water is understood to be adjoining the public road. Electricity is available nearby.

Local Authority: Shropshire Council

Tenure: Freehold

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.

Directions:

From Shrewsbury take the A49 North to the Battlefield roundabout taking the exit for the A53 towards Market Drayton and Shawbury. Continue on the A53 for approximately 2 miles taking the righthand turning for Poynton (pointer sign present). Continue on this road for approximately 1 mile where the property is located on the left hand side indicated by a 'For Sale' sign.

What3Words ref:

///calls.dissolve.childcare - For House and Buildings

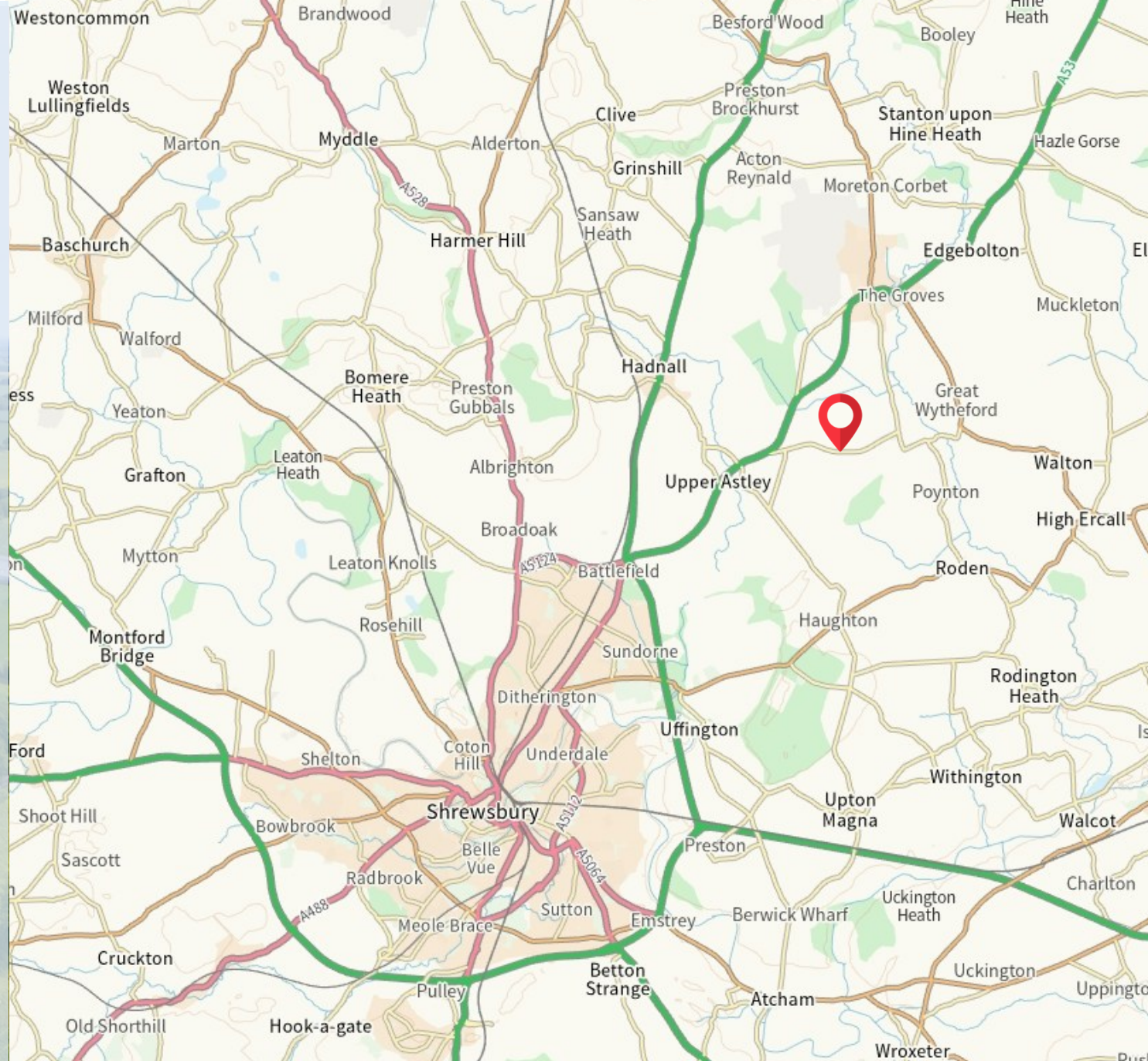
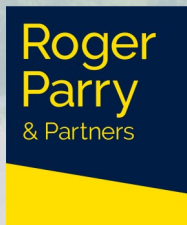
///fruits.paused.plans- For Main Entrance To Land

Viewing arrangements

Viewings should be arranged via the Joint Agents; Shaun Jones on 07989 741 709 or shaunjones@planningandrural.com

Roger Parry or Josh Gray
joshgray@rogerparry.net

01743 791 336



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 and Shaun Jones Planning and Rural 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.