

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

RESIDENTIAL BUILDING LAND



Land at Little Meeson, Shaw Lane **Albrighton, Nr Wolverhampton, WV7 3DS**

- Prime freehold residential development site extending to circa 0.89 acres
- Resolution to grant planning permission for 4 large detached dwellings
- Rare opportunity to purchase a prestigious site in a sought after location
- Full information pack available upon request from the agent

Tel: 01952 521000
www.andrew-dixon.co.uk

Grosvenor House, Central Park, Telford,
Shropshire TF2 9TW
Telephone : 01952 521000
Fax : 01952 521014
Email: enquiries@andrew-dixon.co.uk

Land at Little Meeson

Shaw Lane, Albrighton

LOCATION

The site is situated in the exclusive dormitory village of Albrighton, which lies approximately 5 miles northwest of Wolverhampton and 11 miles east of Bridgnorth. RAF Cosford is close by, as well as Junction 3 of the M54 motorway. The village is well served by a railway station, which is on the Shrewsbury to Wolverhampton Line, a handful of nurseries and primary schools, public houses, coffee shops and bars and a number of social clubs.

The site itself is located approximately 800 yards from the High Street, close to a doctor's surgery, local shops and amenities and the railway station. It is approached via a private drive off Shaw Lane

DESCRIPTION

The property comprises a small development site of approximately 0.89 acres with a resolution to grant full planning permission for residential development, subject to a Section 106 agreement.

The site currently incorporates a substantial detached house known as 'Little Meeson' set in extensive garden grounds. The existing house is to be demolished to make way for the proposed development.

PLANNING

The site has a resolution to grant full planning permission for residential development by Shropshire Council, subject to the agreement of a Section 106. **Planning reference 14/03419/FUL.**

The scheme allows for the construction of four large detached dwellings with associated gardens (following demolition of the existing house). The development will benefit from a shared access.

There are several Tree Preservation Orders in place on the site. Full details available upon request

SECTION 106 CONTRIBUTIONS

The Section 106 provides for an affordable house provision and contributions. Full details available upon request from the agent.

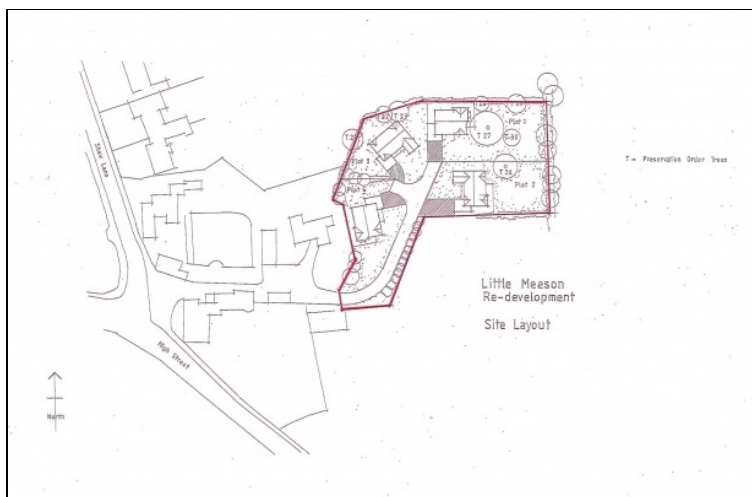
SERVICES (NOT CHECKED)

We understand that all mains services are available or connected to the site. Interested parties are advised to make their own enquiries.



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991: Andrew Dixon & Company (and their joint agents, where applicable) for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (2) Any information contained herein, whether in the text, plans or photographs etc, is given in good faith but without responsibility and is believed to be correct. Any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection and investigation or otherwise as to the correctness of each of them. (3) No employee of Andrew Dixon & Company has any authority to make or give representation or warranty whatsoever in relation to this property. (4) Whilst every care has been taken to prepare these particulars, we would be grateful if you could inform us of any errors or misleading descriptions found in order that we may correct them in our records. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. (6) IPMS 3 - office measurements can be made available by request.

INDICATIVE SITE LAYOUT (ILLUSTRATION PURPOSES ONLY)



PROPOSED ACCOMMODATION

Demise	House Type	No of Beds	Garage
Plot 1	Two-storey detached	4	Attached double
Plot 2	Three-storey detached	6	Attached single
Plot 3	Three-storey detached	6	Attached single
Plot 4	Two-storey detached	4	Attached double

TENURE AND OFFERS

Freehold: The site is offered for sale freehold with vacant possession. Interested parties are requested to submit expressions of interest. Offers will be considered for the site as a whole.

INFORMATION PACK

A full information pack is available upon request from the agent, to include copies of the resolution to grant planning permission, Section 106 (when available), indicative site layout, Design & Access Statement, plot layouts/elevations, Arboricultural Impact Assessment and Tree Protection Plan.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 5ND - Tel: 0345 678 9000.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005 Mobile: 07957 828 565

Email: andrew@andrew-dixon.co.uk Ref: JAGD/3180



Printcode: 2016428

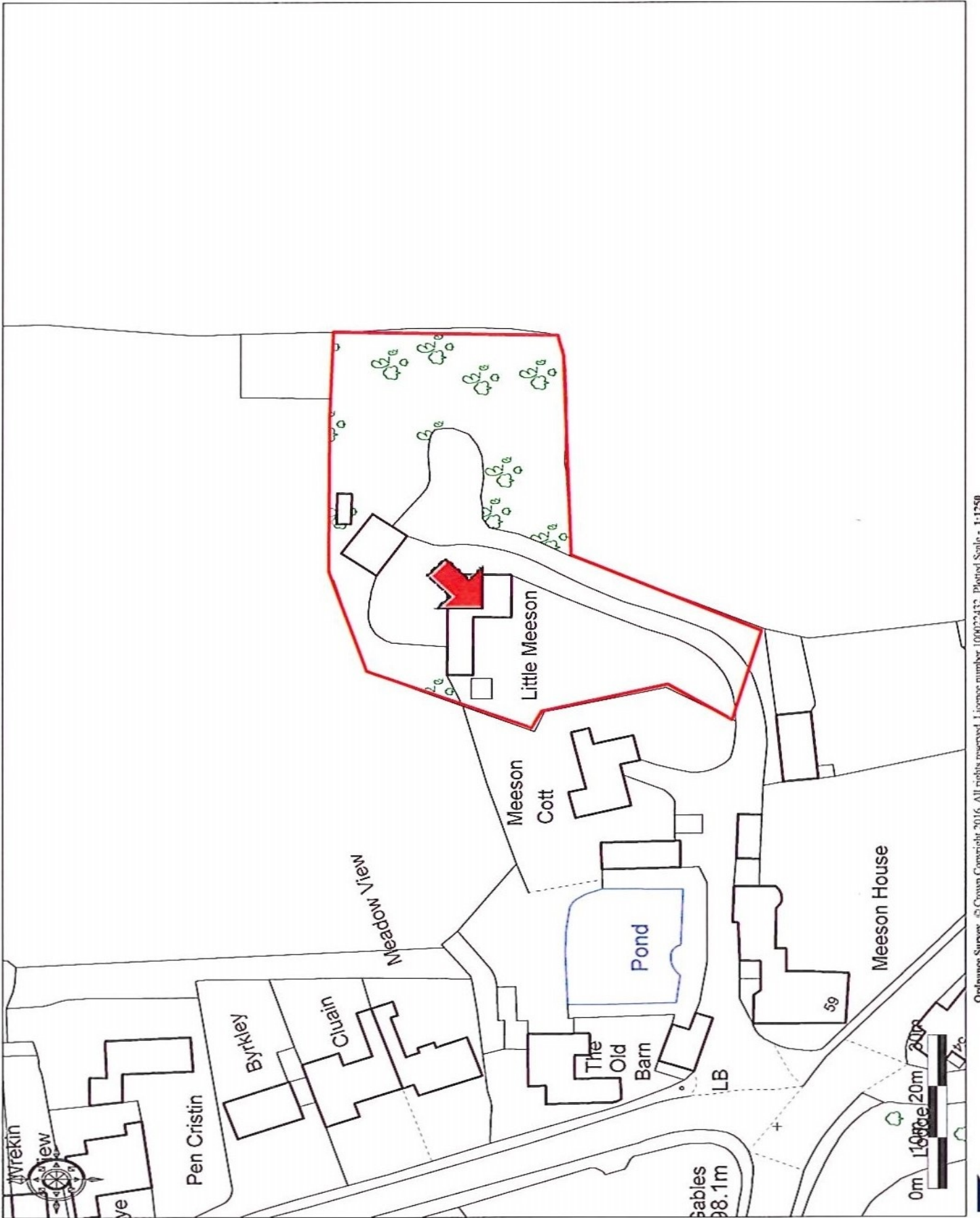
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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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