



Chaddeslode House, 130 Abbey Foregate, Shrewsbury

ANDREW DIXON
& COMPANY

STRUTT & PARKER

Chaddeslode House

130 Abbey Foregate

Shrewsbury, SY2 6AX

A prime residential development opportunity extending to approximately 1.73 acres within walking distance of Shrewsbury town centre.

Shrewsbury Town Centre 2 miles, M54 junction 7, 9 miles, Telford 14 miles, Chester 42 miles, Birmingham 46 miles

Georgian detached building with approx. 7,449 sq.ft of internal accommodation | Two further detached cottages with approx. 670 and 978 sq.ft of accommodation | Parking | Direct access onto Abbey Foregate | Grounds with further potential subject to necessary permissions extending to approx. 1.73 acres.

The Site

Accessed immediately off Abbey Foregate, the site extends to approximately 1.73 acres. Chaddeslode itself stands away from Abbey Foregate by approximately 150 feet. The larger cottage is found adjacent to the entrance, whilst the other is found in between the entrance and Chaddeslode House itself. Extensive parking is found adjacent to the main building, with further gardens and grounds extending down towards the Reabrook and the rear boundaries. Abbey Foregate has undergone recent redevelopment and investment with a newly opened Sainsbury's local found adjacent to the site entrance.

Description

The site offers a rare and exciting opportunity to acquire a large residential site within close proximity to the Shrewsbury Town Centre. The site currently has no planning permissions and any interested parties would be expected to undertake all planning enquires independently.

There have recently been a number of developments on Abbey Foregate, most notably the Abbey Wharf and Rowland Court development, both completed within the last 18 months.

Location

Chaddeslode House and Cottages are conveniently located directly off Abbey Foregate – a prominent residential address situated approximately 1 mile from the town centre. Shrewsbury has an extensive range of shopping, leisure and social facilities including the Theatre Severn, Quarry Park (which hosts a range of events including the annual flower show) and Penguin Boat Club. There are a number of renowned schools in both the state and Private sectors at both primary and secondary levels including Shrewsbury School, Shrewsbury High School, Shrewsbury Sixth Form College and Prestfelde. The A5/ring road provides easy access to Telford and the M54 and onto the West Midlands conurbation. Access to Chester, Manchester, Liverpool and the north of the country is easily accessed via the A41. Direct train lines to London and the national rail network can be found from Shrewsbury's train station, regional airports can be found at Birmingham International, East Midlands and Manchester.

Directions

From Shrewsbury Town Centre

Travel over the English bridge away from the town centre passing the Abbey on your left hand side. Continue on Abbey Foregate for approximately 0.7 miles where the entrance to Chaddeslode House will be found on the right hand site (opposite the Sainsbury's local).

From the A5

Exit the A5 on the ring road signposted to London Road, follow London Road until you reach the island with the column, where you should take the second exit signposted town centre. The entrance for Chaddeslode House will be found after approximately 100 meters on the left hand side (opposite the Sainsbury's local).



Demographics

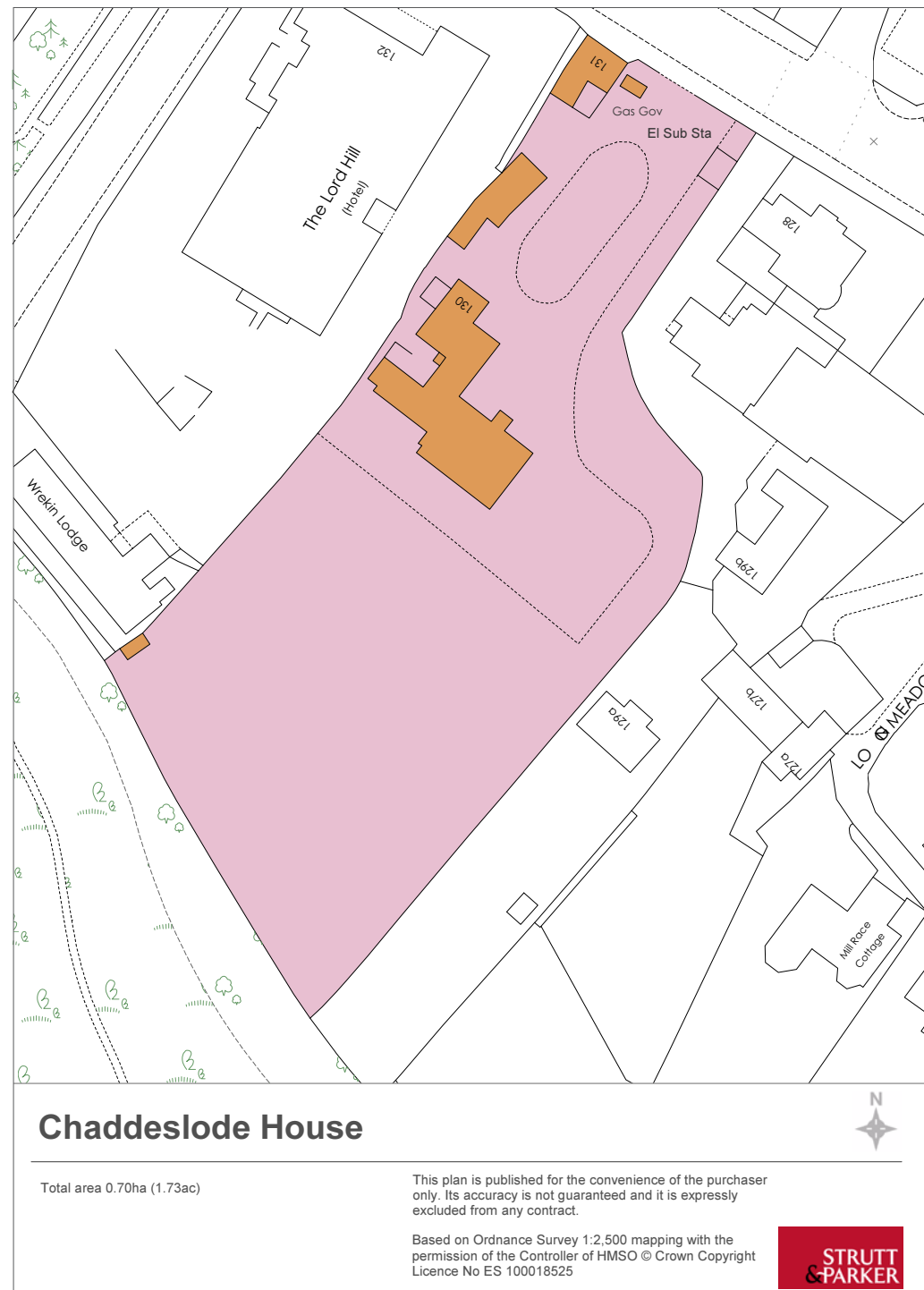
Shrewsbury town has a population of circa 71000 and was voted in the national press recently as one of the happiest places to live. The town is a sought after and established market and tourist town. The town is an excellent employment centre and Telford (found 13 miles away) gives further employment and job opportunities.

Information Pack

An information pack providing details such as title deeds, asbestos reports, technical drawings etc is available to parties upon request from the selling agents.

Tender Date

There is a tender date set for Wednesday the 16th August 2017. All best and final offers will be expected in writing to the agents on or before this date.



General

Local Authority: Shropshire County Council;
0345 678 9000

Council Tax Band: TBC

Services: TBC

Tenure: we are advised that the properties are freehold. This will be confirmed by the vendor's solicitors during pre-contract enquiries. Vacant possession upon completion.

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.

Viewings: Viewings are strictly by prior appointment with the agent

Listing: Grade II listed

Marketing agents: Strutt & Parker and Andrew Dixon as joint agents.

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60 offices across England and Scotland, including Prime Central London

Floorplans

Main House internal area 7,449 sq ft (692 sq m)
Cottage 1 internal area 978 sq ft (90 sq m)
Cottage 2 internal area 670 sq ft (62 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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