



Land at Grindley Brook Mill, Grindley Brook Whitchurch, Shropshire, SY13 4QJ

- Potential residential development opportunity, subject to planning permission
- Development land extending to approximately 0.48 acres (0.19 hectares)
- Adjoining picturesque Grindley Brook Locks on the Shropshire Union Canal
- Located on edge of Whitchurch within commuting distance of Chester

Grindley Brook Mill

Whitchurch

LOCATION

Grindley Brook is a small village in Shropshire, which lies on the A41 trunk road approximately 1.5 miles northwest of the market town of Whitchurch. The county town of Shrewsbury is approximately 23 miles to the south, and Wrexham and Chester are 15 miles and 19 miles to the northwest respectively.

Grindley Brook village enjoys a picturesque setting on the Llangollen Canal (part of the Shropshire Union Canal). It is the location of the famous Staircase Locks, making it a popular destination for visitors. The village benefits from a couple of local shops, The Horse & Jockey public house, a caravan site, garage and petrol filling station. A larger range of amenities are easily available in nearby Whitchurch.

Grindley Brook is the starting point for four long distance trails (Maelor Way, Shropshire Way, South Cheshire Way and Sandstone Trail), and there are several other walks running through the village, including Marches Way.

The subject land lies just to the southeast of the village centre and fronts onto the A41. It immediately adjoins the canal locks at Grindley Brook Wharf, as well as the nearby Lockside Cafe.

DESCRIPTION

The property comprises a plot of development land extending to approximately 0.48 ac (0.19 ha) incorporating a number of derelict commercial buildings, which originally formed Grindley Brook Mill. The existing buildings are in a poor condition throughout and will need to be demolished as part of any planning application/permission.

The land is regular in shape and slightly elevated to rear. It is currently partly grassed and partly concreted, although slightly overgrown with vegetation. It is bounded by mature hedgerows to the side and rear and fenced to the front, with a gated access directly off the A41.

The site lends itself well to a small residential development scheme, subject to planning permission.

It should be noted that there is a right of way through the land, details of which are available upon request from the selling agent.

ACCOMMODATION

Existing commercial buildings 6,300 sq ft (585 sq m)
(for reference purposes only)

NB: The existing buildings are unsafe for inspection internally



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SERVICES

We understand that mains water and electricity are currently available and/or connected to the site. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

The site is a former mill and premises with residential development potential, subject to the necessary planning permission (and the demolition of the existing buildings).

Interested parties are advised to make their own enquiries with the Local Planning Authority.

TENURE

Freehold: The site is available to purchase freehold with vacant possession.

PRICE

Offers over £300,000 are invited for the freehold interest. Offers subject to planning permission will be considered.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

The existing commercial buildings currently have a rateable value of £10,000 in the 2017 Rating List, although obviously these will be demolished as part of any residential development scheme.

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: Nathan Fern

Direct Line: 01952 521004

Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk

Ref: BNF/3595



Printcode: 2021713

What's this?

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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