



NB: Red-line boundary for illustrative purposes only

Development Land at Battlefield Farm Battlefield, Shrewsbury, Shropshire, SY4

- Prime industrial development land available from 1 to 80 ac (0.41 to 32.38 ha)
- Prominent and fully serviced site
- Being promoted for industrial use, subject to planning permission
- Good road access, close to Shrewsbury town centre

Land at Battlefield

Shrewsbury

LOCATION

The site is located on the outskirts of the historic market town of Shrewsbury. Shrewsbury is the county town of Shropshire and lies on the River Severn approximately 9 miles from the Welsh border and 10 miles east of Telford New Town.

The land itself is situated on a corner plot at the junction of the A53 and A49, just off the Shrewsbury bypass and approximately 2 miles equidistant from the town centre and the A5 trunk road/M54 motorway. It is also in close proximity to Battlefield Enterprise Park and Shrewsbury Cattle Market.

The site enjoys a prominent position immediately adjoining the Battlefield Roundabout, bounded to the north by the A53 and to the west by the A49. It enjoys good road links, with easy access to the A5/M54 and greater West Midlands via the A49, and to Cheshire and the north via the A53, and will also benefit from improved road links when the Shrewsbury relief road is built.

The site is ideally located for an urbanised industrial development, with established commercial uses to the north and an existing employment allocation to the west.

DESCRIPTION

The property is a substantial development site, which is being promoted as employment land for industrial use. The land is predominantly level and currently consists of vacant agricultural land in open countryside on the edge of the built up area.

PROPOSAL

It is envisaged that the site will be broken up to provide a number of smaller plots ranging from 1-80 acres for industrial use, dependent on individual requirements. Alternatively, the site can be taken as a whole by a single user.

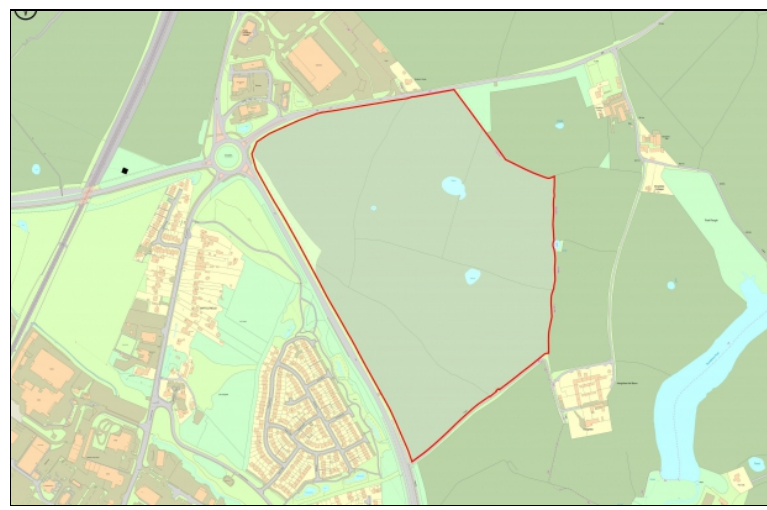
The site will be accessed via a new roundabout junction from the A49 with linkages to the existing road, footpath and public transport networks. There will be structural landscaping and screening around the fringe of the site, including a landscaped drainage attenuation feature. These works will be carried out by the vendor.

SITE AREA

Plots available from 1 ac (0.41 ha) up to 80 ac (32.38 ha)



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PLANNING

The site is currently agricultural land, which is being promoted as employment land for inclusion in the Local Plan. Intended uses fall within Class E, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended), subject to planning permission.

SERVICES

We understand that all mains services are 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.

TENURE

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

Leasehold opportunities may be available by negotiation.

PRICE

Price upon application.

LOCAL AUTHORITY

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

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate. We believe VAT will be payable on the purchase price.

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

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Ref: JAGD/3628



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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