



Development land at Montford Bridge Nr Shrewsbury, Shropshire

A parcel of land set above the River Severn with outline consent obtained for residential development (Planning Application Reference: 14/02964/OUT).

Location

Montford Bridge is a small village to the west of the county town of Shrewsbury. It is considered good for access back to the town and also with access to the A5 which runs east back towards Telford and the M54 and west to Oswestry.

This site sits on the south west segment of the crossroads in the village, with access of the road that leads towards Montford and sides onto the Holyhead Road (B4380).

The site which is registered at HM Land Registry under title number SL228081

The Site

In total, the area being sold extends to approximately 2.88 acres (1.16 HA) although the parcel of land that has been granted consent extends to 1.18 acres (0.47 HA). The top section of the site is reasonably level, but falls away steeply to the southern boundary which extends half way across the River Severn.

An indicative scheme was prepared to accompany the application showing a scheme of four pairs of three bedroom semi-detached houses, each with garaging and generous gardens. However, there is scope, subject to approval by the local authority at the point submitting a detailed application, for a development of detached properties.

General

Services: It is the responsibility of the purchasers to satisfy themselves as to the availability and suitability of connecting to services.

Section 106 agreement: The section 106 agreement has been signed by the owner of the site and the sale will be on the basis that the purchaser takes on complying with the conditions contained within.

Affordable housing: The site currently falls within an area designated as requiring a 20% affordable housing contribution.

CIL (Community Infrastructure Levy): It will be the responsibility of the purchasers to comply with the CIL requirement for the site.

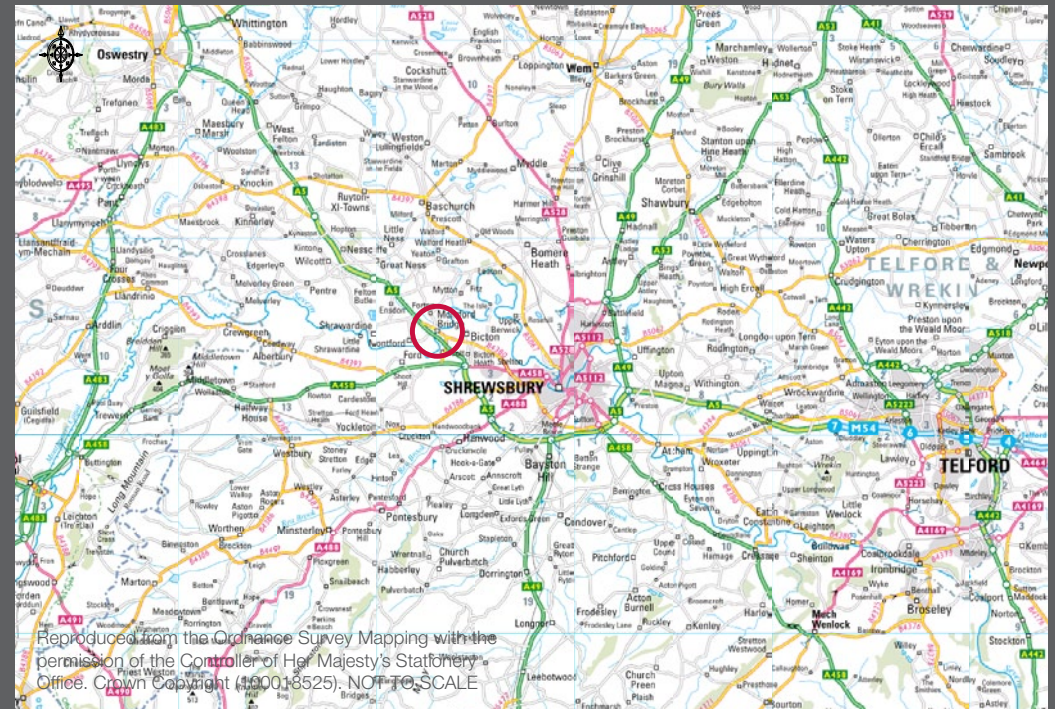
Fishing rights: The vendors are retaining the fishing rights and will require the purchasers to provide off road parking for five vehicles and pedestrian access down to the river bank as shown on the indicative scheme drawn up the architects.

Sales Particulars: The attached plans are STRICTLY for identification purposes and not to scale. Any area's submitted are estimated.

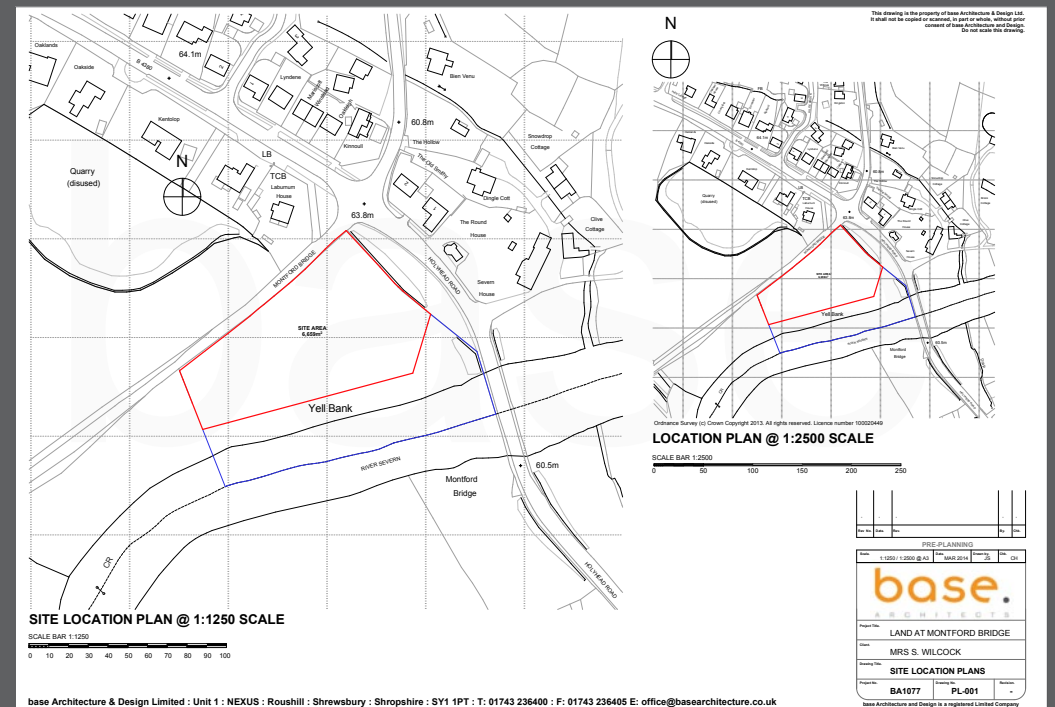
Local Authority: Shropshire Council Tel: 03456789000

Wayleaves, rights of way and easements: 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.

Viewing: strictly by appointment through Strutt & Parker LLP.



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SCALE BAR 1:200
0 1 2 3 4 5 6 7 8 9 10

base Architecture & Design Limited : Unit 1 : NEXUS : Roushill : Shrewsbury : Shropshire : SY1 1PT : T: 01743 236400 : F: 01743 236405 E: office@basearchitecture.co.uk



ELEVATIONS OF PLOTS 3&4.

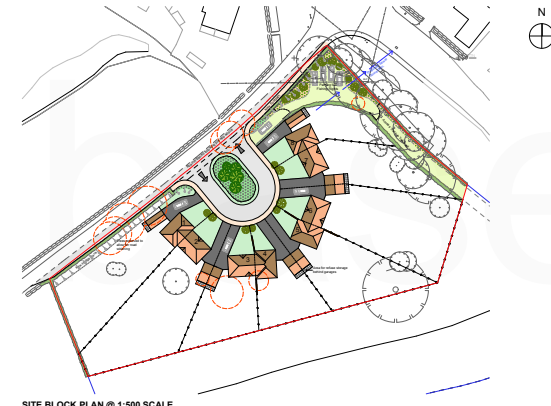


ELEVATIONS OF PLOTS 5&6.



ELEVATIONS OF PLOTS 1&2 (7&8 handed).

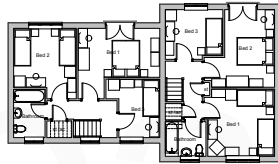
Plot No.	100	101	102	103	104
PRE-PLANNING					
Scale	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3
base ARCHITECTS					
Project No. LAND AT MONTFORD BRIDGE					
Client MRS S. WILCOCK					
Property No. ELEVATIONS.					
Reference	BA1077	PL-004			
base Architecture and Design is a registered Limited Company					



SITE BLOCK PLAN @ 1:500 SCALE
SCALE BAR 1:500
0 10 20 30 40 50 60 70 80 90 100

Plot No.	100	101	102	103	104
PRE-PLANNING					
Scale	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3
base ARCHITECTS					
Project No. LAND AT MONTFORD BRIDGE					
Client MRS S. WILCOCK					
Property No. SITE BLOCK PLAN					
Reference	BA1077	PL-002			
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FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

SCALE BAR 1:100
0 1 2 3 4 5 6 7 8 9 10

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Plot No.	100	101	102	103	104
PRE-PLANNING					
Scale	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3
base ARCHITECTS					
Project No. LAND AT MONTFORD BRIDGE					
Client MRS S. WILCOCK					
Property No. FLOOR PLANS.					
Reference	BA1077	PL-003			
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DOUBLE GARAGE FLOOR PLAN. FRONT ELEVATION. SIDE ELEVATIONS. REAR ELEVATION.



SINGLE GARAGE FLOOR PLAN. FRONT ELEVATION. SIDE ELEVATIONS. REAR ELEVATION.

SCALE BAR 1:100
0 1 2 3 4 5 6 7 8 9 10

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Plot No.	100	101	102	103	104
PRE-PLANNING					
Scale	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3	1:500 @ A3
base ARCHITECTS					
Project No. LAND AT MONTFORD BRIDGE					
Client MRS S. WILCOCK					
Property No. GARAGES.					
Reference	BA1077	PL-005			
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