DEVELOPMENT SITE AT SCHOOL HOUSE LANE EAST (B4384) OFF BISHOPS CASTLE, SHROPSHIRE, SY9 5ER

Guide Price £1.25 million

A site allocated in the Shropshire Council Site Allocations and Management of Development Plan (SAMDev) No. BISH013 for 40 dwellings on the northeast fringe of the beautiful Shropshire town of Bishops Castle.

OFFERS INVITED BY PRIVATE TREATY

johnamos & Co
01568 610007
johnamos.co.uk

INTRODUCTION

John Amos & Co are delighted to have been instructed to offer for sale this exceptional site allocated in the Local Development Plan for approximately 40 dwellings on a good sized site on the edge of the popular town of Bishops Castle.

Bishops Castle offers excellent amenities including Public Houses, doctors' surgery (which adjoins the site), dentist, post office, restaurants, hotels, theatre, leisure centre, museum together with a range of shops.

Bishops Castle lies approximately 18 miles northwest of Ludlow, 13 miles northwest of Craven Arms and 21 miles south of Shrewsbury.

INDICATIVE PLAN

For the purposes of seeking the above allocation, the client's Architect has prepared an Indicative Housing layout No. 08/13/2211, a copy of which is attached to these particulars.

SERVICES

Mains electricity, mains water, mains sewerage and BT Infrastructure are believed to be all adjacent to the site.

THE SITE

The site extends to some 4.6 acres (1.86 hectares) of pasture land on the edge of Bishops Castle. The site is currently accessible via an agricultural gate on its southern boundary and adjacent to the road. The site rises with gentle gradients towards the north and benefits from excellent views across the rural landscape.

PLANNING

The site is allocated in the Shropshire Council Site Allocations and Management of the Development Plan (SAMDev) No. BISH013 for approximately 40 dwellings.

Amongst other matters, the allocation draws attention to the requirement for sensitive and careful landscaping to minimize the visual impact when viewed from the Area of Outstanding Natural Beauty and encourages the retention of existing tree and hedge lines where possible.

ACCESS

The site has a current gate access onto the road close to the proposed new access junction indicated on the indicative plan attached.

SECTION 106 / AFFORDABLE HOUSING

Bishops Castle lies in Shropshire Council Affordable Housing Area A and therefore a 20% affordable housing requirement is expected as a negotiable starting point subject to dynamic viability testing.

COMMUNITY INFRASTRUCTURE LEVY

The current CIL requirement for the area is £40 per sq.m (gross internal area) x the Specified Annual Indexation, with relief on the affordable homes content.

METHOD OF SALE

The site is to be offered for sale by Private Treaty.

For any enquiries of a legal nature please contact the Solicitors, see details below.

VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.

FURTHER INFORMATION

For further details, please contact the Agent, Mike Harries or John Amos FRICS FAAV on **01568 610007 / 07813 601424** or email **john@johnamos.co.uk**

SOLICITORS

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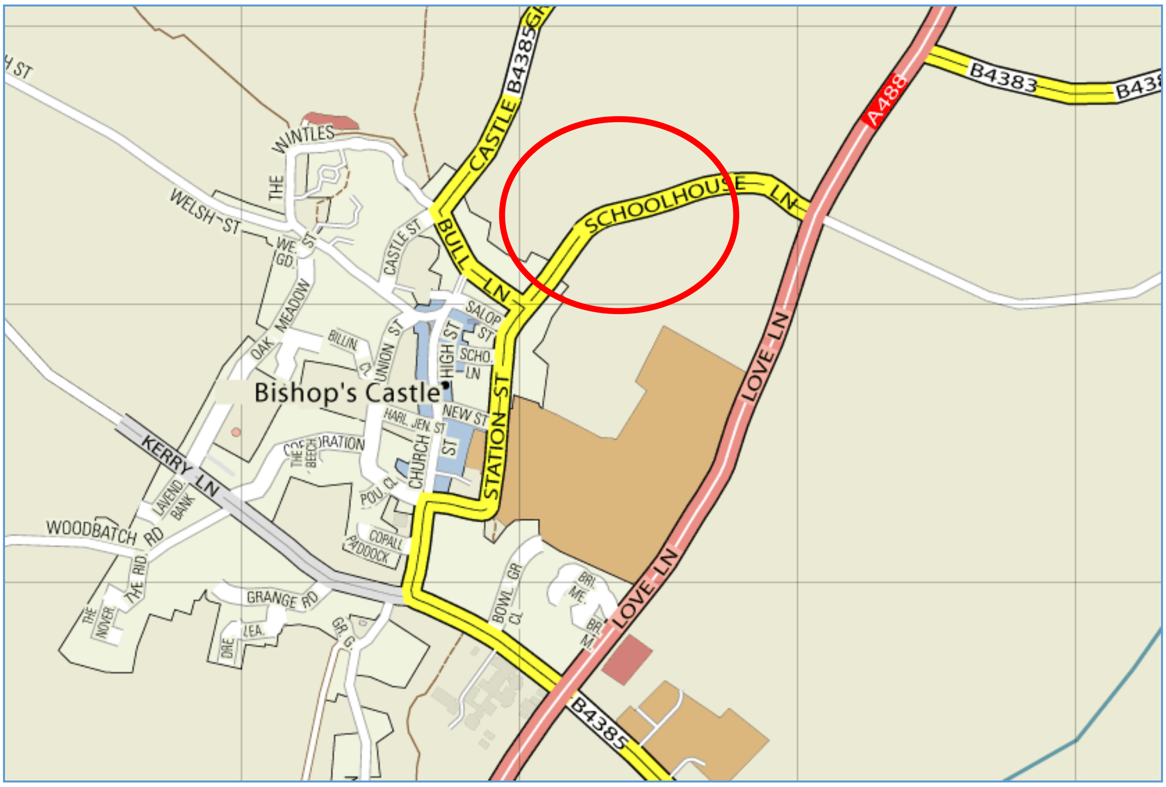
DIRECTIONS

From Craven Arms take the A49 Shrewsbury Road north to the junction of the A489, turn left onto the A489 to the junction with the B4383 (Bishops Castle). Turn left onto B4383 to junction with A488, turn left onto the A488 to crossroads, turn right onto School House Lane (B4384) and the site is on the right hand side before the doctors' surgery.

LOCATION PLANS



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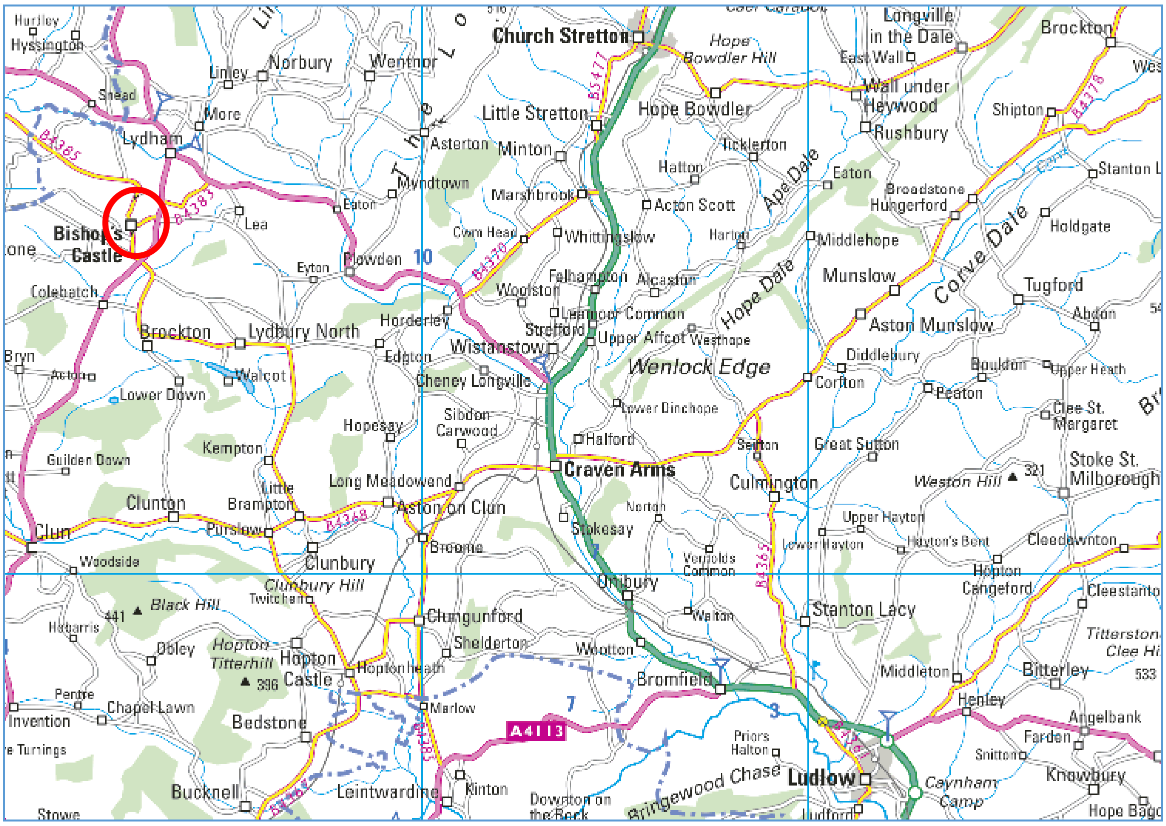

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SAMDev No. BISH013 PLAN

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