

FOR SALE

FORMER SCHOOL



PRICE:

Offers invited in
excess of £600,000
(Exclusive)

FORMER SCHOOL LOCATED ON THE NORTH SIDE OF THE VILLAGE OF SHAWBURY
FORMER ST MARY'S CE SCHOOL, DAWSON'S ROUGH, SHAWBURY, SHROPSHIRE, SY4 4PF

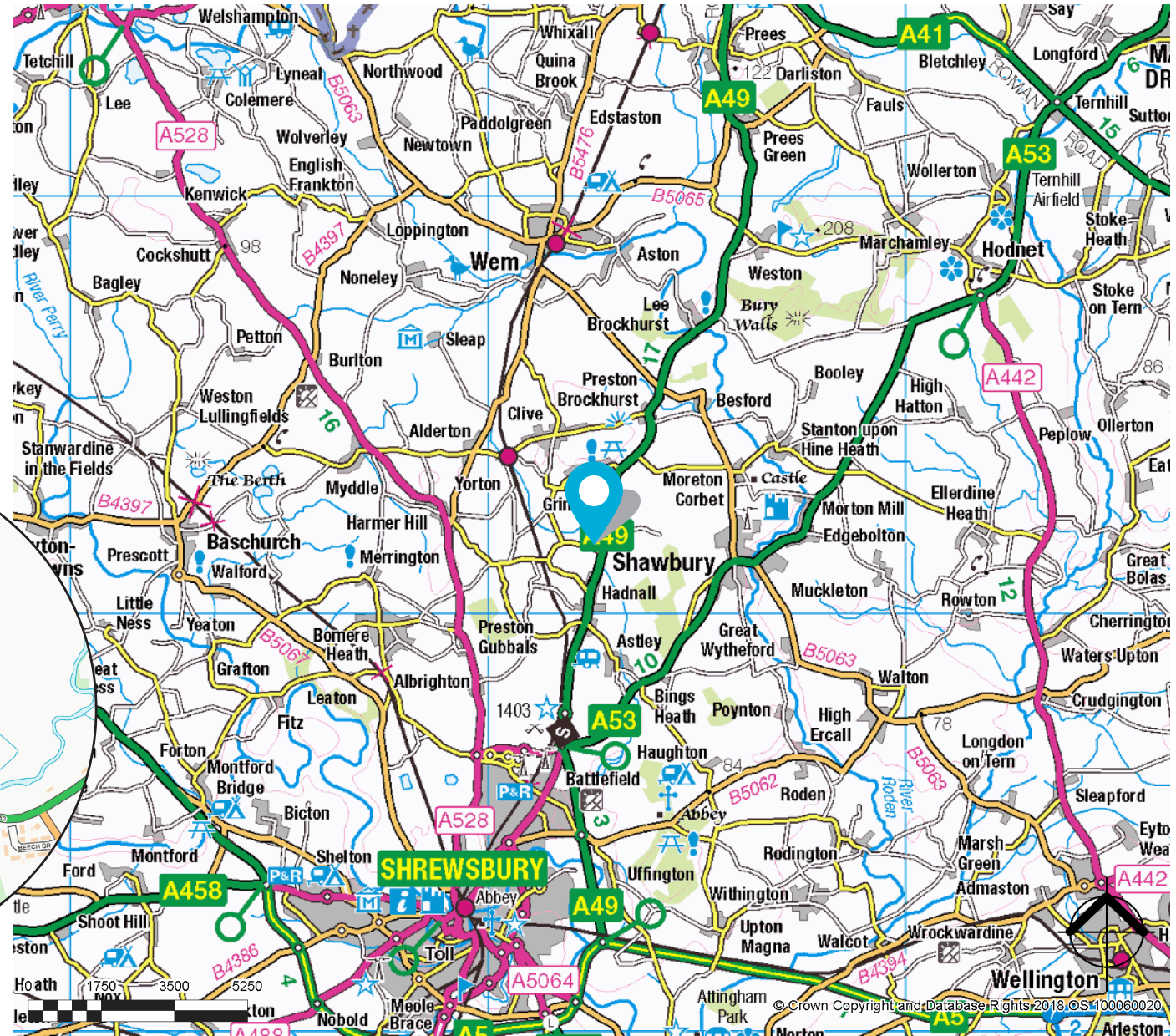
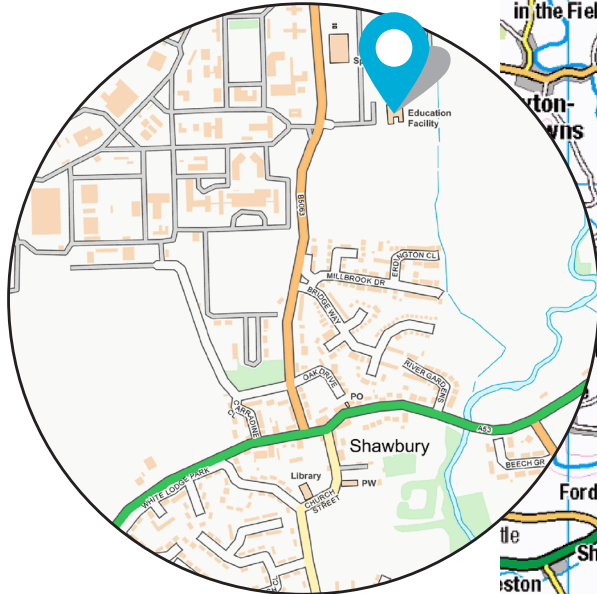
- Currently benefitting from Consent for Use Class D1
- Total Site Area extends to 1.12 ha (2.77 acres)
- Suitable for a variety of uses, subject to statutory consents

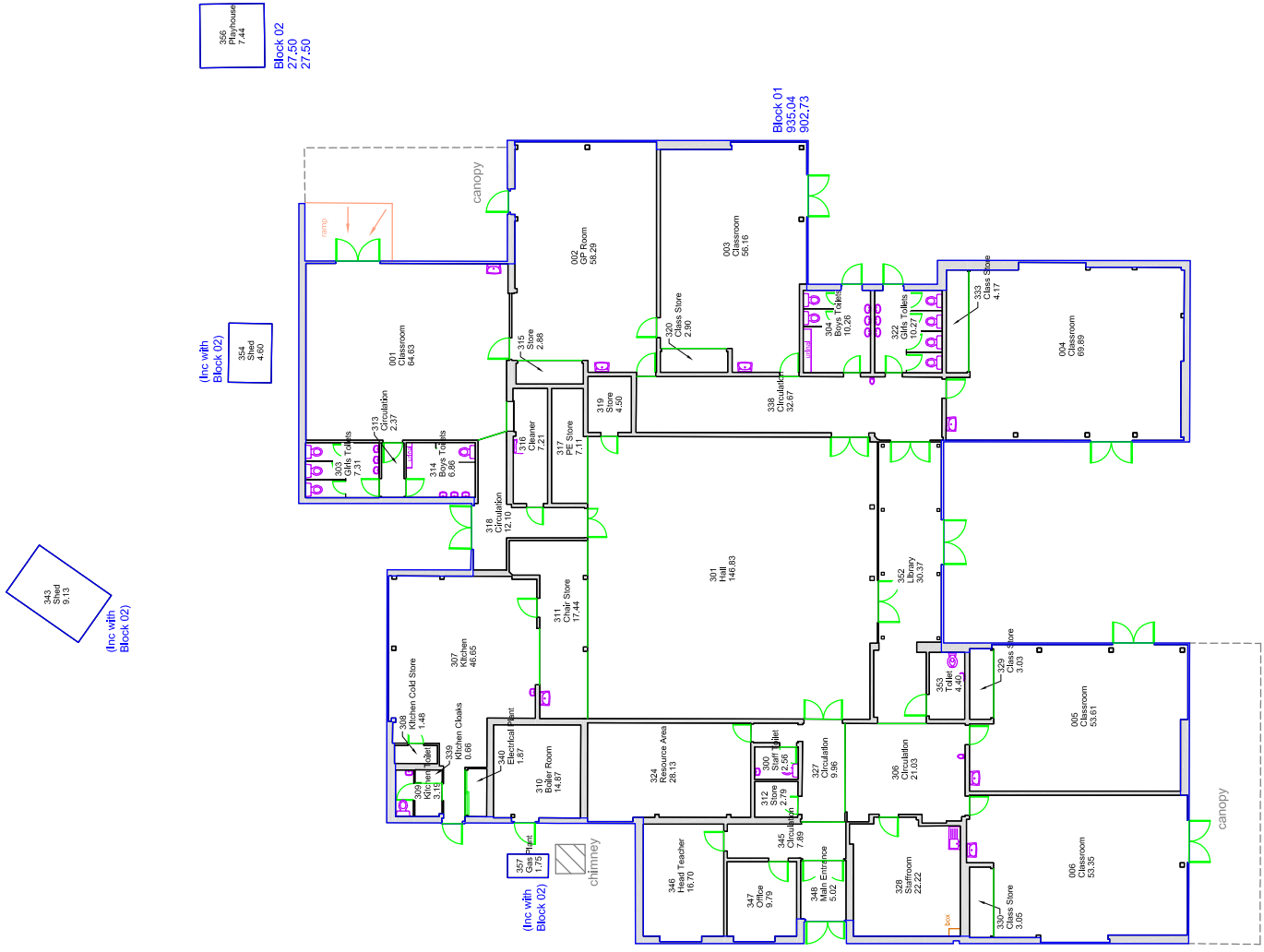
SITUATION

The property is located to the North of Shawbury Village, directly opposite the main entrance to the Shawbury RAF barracks. The property is situated in an area known as Dawson's Rough, to the east of the Wem Road (B5063).

The general surrounding occupiers are a number of residential houses in use by the MOD as well as a new MOD sport complex. The property is situated on a Total Site area of 1.12 hectares (2.77 acres) which abuts MOD land.

The access to the property is from the B5063 via a shared access road.





DESCRIPTION

The property currently comprises of a former school built in approximately 1967 and is of steel frame construction with brick elevations beneath a flat roof.

Internally the accommodation is currently divided into a number of classrooms, a large hall and WC/kitchen facilities. There is a tarmac play area surrounding the property.

The property is in need of refurbishment. The property benefits from sitting in a Total Site Area of approximately 1.12 hectares (2.77 acres).

Prior to viewing prospective purchasers are recommended to speak to the selling agents regarding the access to the property and its relationship to the adjoining MOD Base.

Further information including asbestos surveys and plans are available from the selling agents upon request.

ACCOMMODATION

(All measurements are approximate only.)

TOTAL SITE AREA **1.12 ha (2.77 acres)**

Plans of the existing property are attached to the particulars and available from the selling agents upon request.

PLANNING

Prospective purchasers should make their own enquiries.

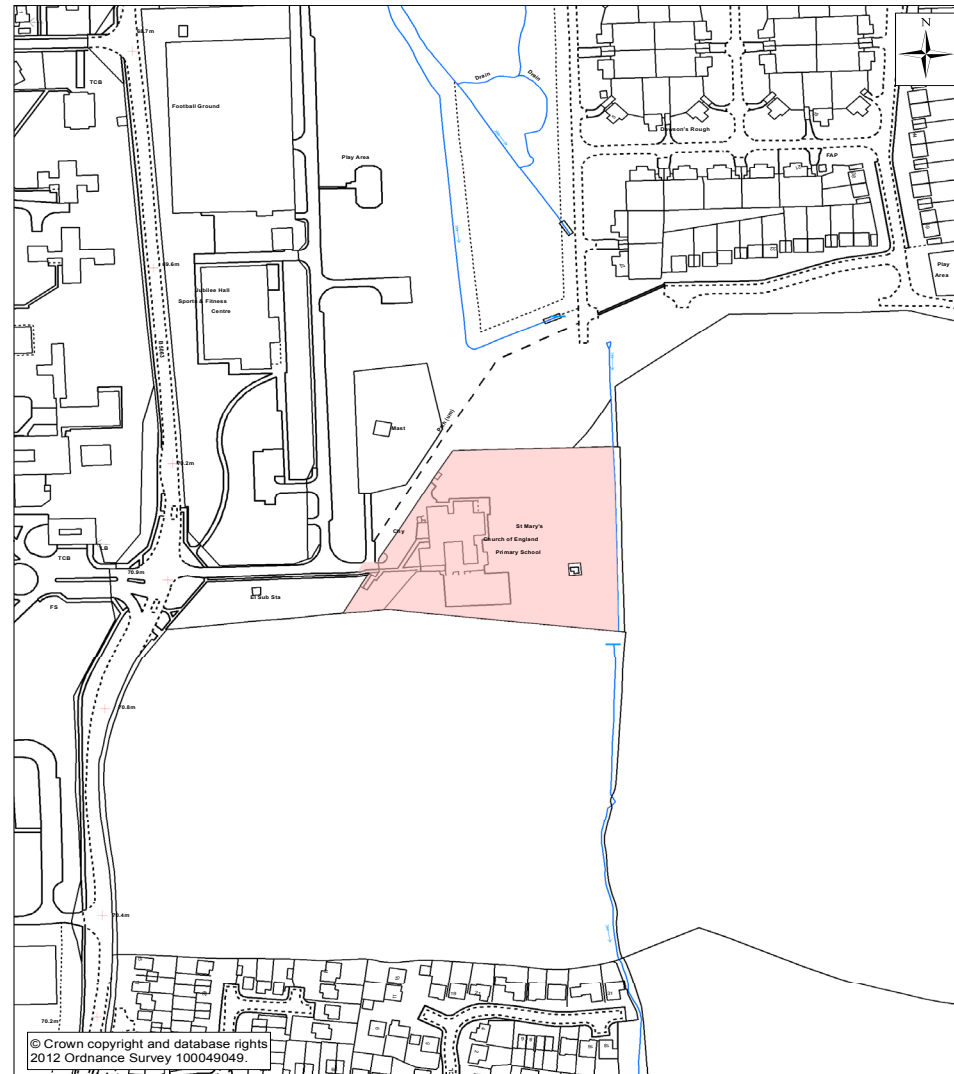
The planning advice we have received relating to the property is as follows:

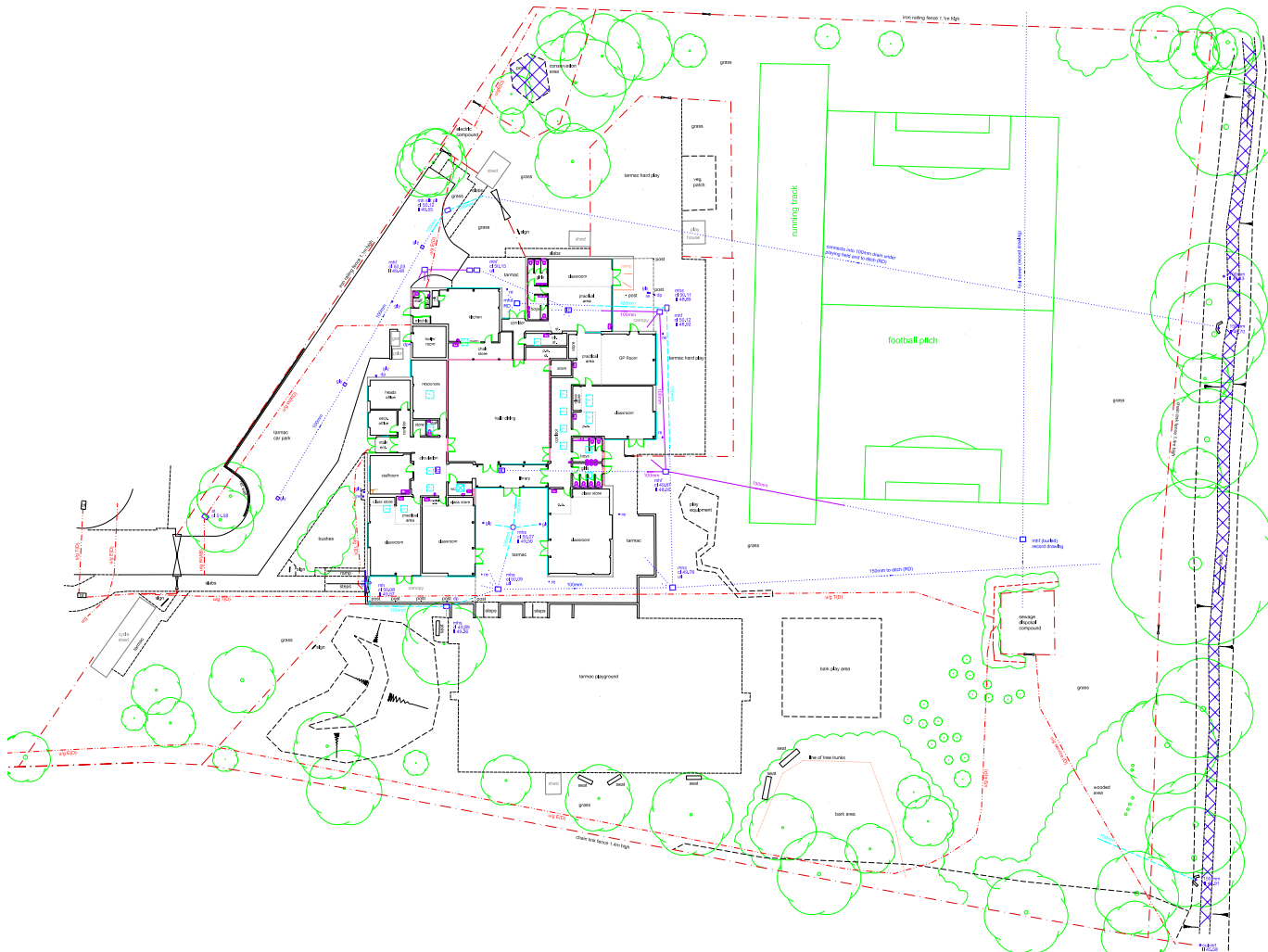
The Local Planning Authority is Shropshire Council. We understand that the property currently falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property would lend itself to a variety of uses, subject to obtaining the relevant statutory consents. Prospective purchasers should satisfy themselves relating to the same.

The Council is shortly to commence a Local Plan Review, and expects to issue a call for sites in early 2017.

The Council offers a Pre Application Consultation Service, and details are available on the planning pages of the Shropshire Council website www.shropshire.gov.uk





TENURE

Freehold with vacant possession. Title Number: SL197885.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction.

RATEABLE VALUE

The property is currently removed from the Rating List. Prospective purchasers will need to make their own enquiries regarding any future liability.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

SERVICES

Not tested at the time of our inspection.

It is understood that mains water, electricity, drainage and gas are connected to the property. Prospective purchasers should satisfy themselves relating to the same.

Further details are available from the selling agents upon request.

**EPC**

To order

PRICE

Offers in excess of £600,000 (Exclusive)

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

Telephone: 0345 678 9000

VIEWING

Strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

James Evans

07792 222 028

E: james.evans@hallsgb.com

Harriet Shakeshaft

07538 912 096

E: harriets@hallsgb.com

Commercial Department

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