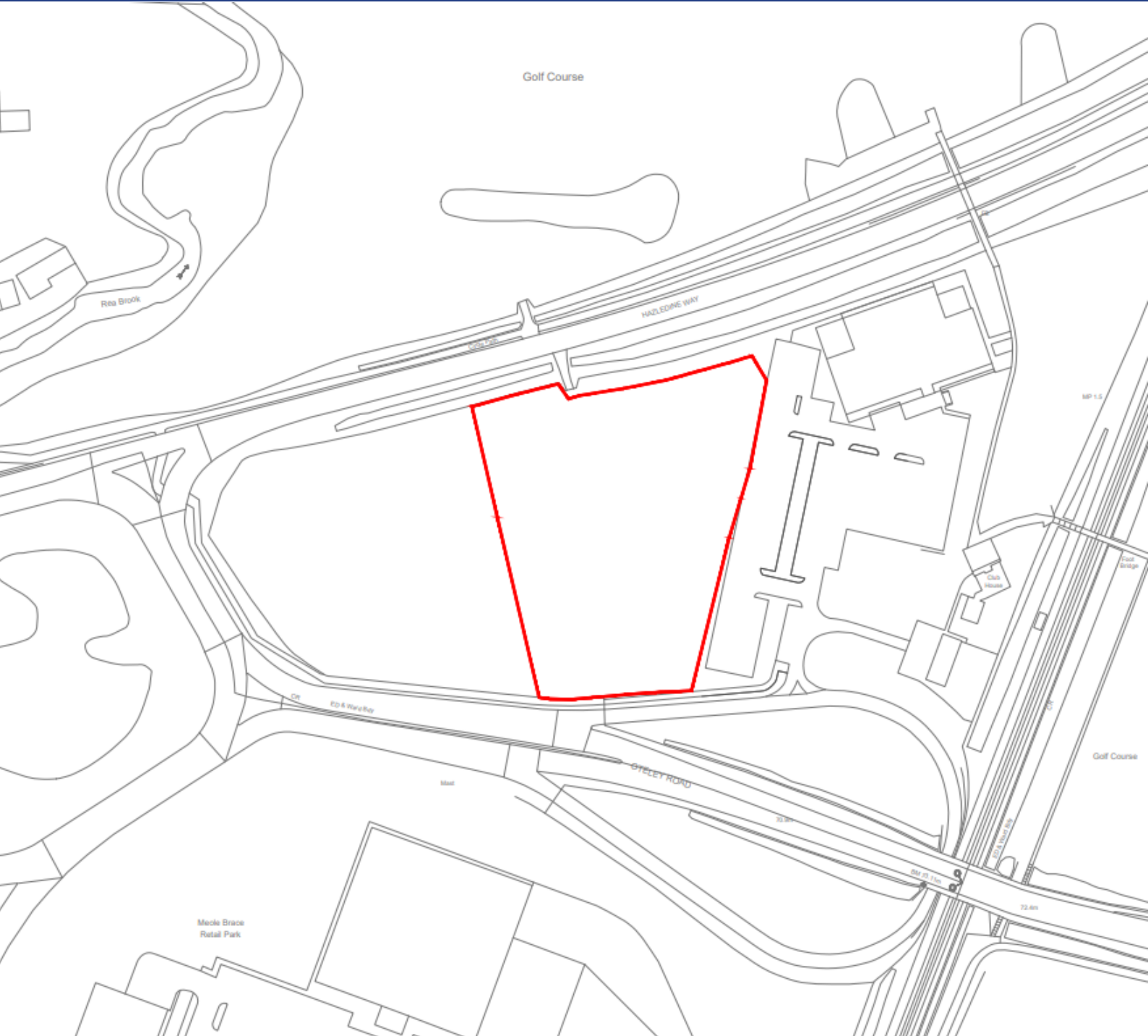


FOR SALE – CARE HOME DEVELOPMENT SITE

Meole Brace | Shrewsbury | SY2 6QQ



CONSENTED CARE HOME DEVELOPMENT SITE

NEW BUILD CARE HOME DEVELOPMENT OPPORTUNITY IN A PRIME SHREWSBURY LOCATION WITH A FULL DETAILED PLANNING CONSENT

Of interest to developers and owner occupiers

BERRYS

berrys.uk.com

FEATURES

- Overall site area circa 2.01 acres (subject to measurement)
- Planning for 80-bed care home
- En-suite Bedrooms
- Passenger lift
- Good sized living facilities
- Extensive amenity offer
- 38 parking spaces

Description

The proposed development is for a residential care home incorporating residential and dementia facilities for a total of 80 residents.

The remainder of the site has received planning permission for a Starbucks, KFC, Retail unit and gym which is being delivered by the vendor.

Planning

Full planning permission granted on 25th August 2022 for a mixed-use development including retail, gym, drive-thru coffee shop and drive-thru restaurant (use class E), tanning and beauty salon (sui generis), and residential care home (use class C2) together with access, parking, landscaping and associated infrastructure.

Planning Reference – 22/03877/FUL

Tenure

The land is offered for sale freehold with vacant possession.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Viewings

Whilst the site can be viewed in part from public highways, it would be appreciated if all viewings are strictly by appointment through Berrys. Please contact the agents listed below to arrange an appointment.

Further Information

Please contact the agents for further information.



LOCATION

Shrewsbury is the county town and main administrative centre of Shropshire and is located at the intersection of the main A5 and A49 trunk roads approximately 12 miles west of Telford, 45 miles northwest of Birmingham and 45 miles east of Chester.

The site is located to the south of Shrewsbury at the junction of the A5112 and B4380 (Hazeldine Way and Oteley Road) which provides direct access onto the A5 and the wider Shrewsbury area.

Method of Sale

The vendor's preference is for the land to be sold by Informal Tender as a whole, to a single purchaser. Offers are invited for the freehold interest on an either a conditional or unconditional basis (subject to contract).

Bids can be received by email or post and should be marked for the attention of Oliver Trumper.

The vendor is not obliged to accept the highest or any offer.

To book a viewing, please contact:

Cameron Frazer

T: 07710 965302 | E: cameron.frazer@berrys.uk.com

Oliver Trumper

T: 07901 256022 | E: oliver.trumper@berrys.uk.com

Beech House, Anchorage Avenue, Shrewsbury Business Park,
Shrewsbury, SY2 6FG

Important Notice

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1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

Ref: SA47307