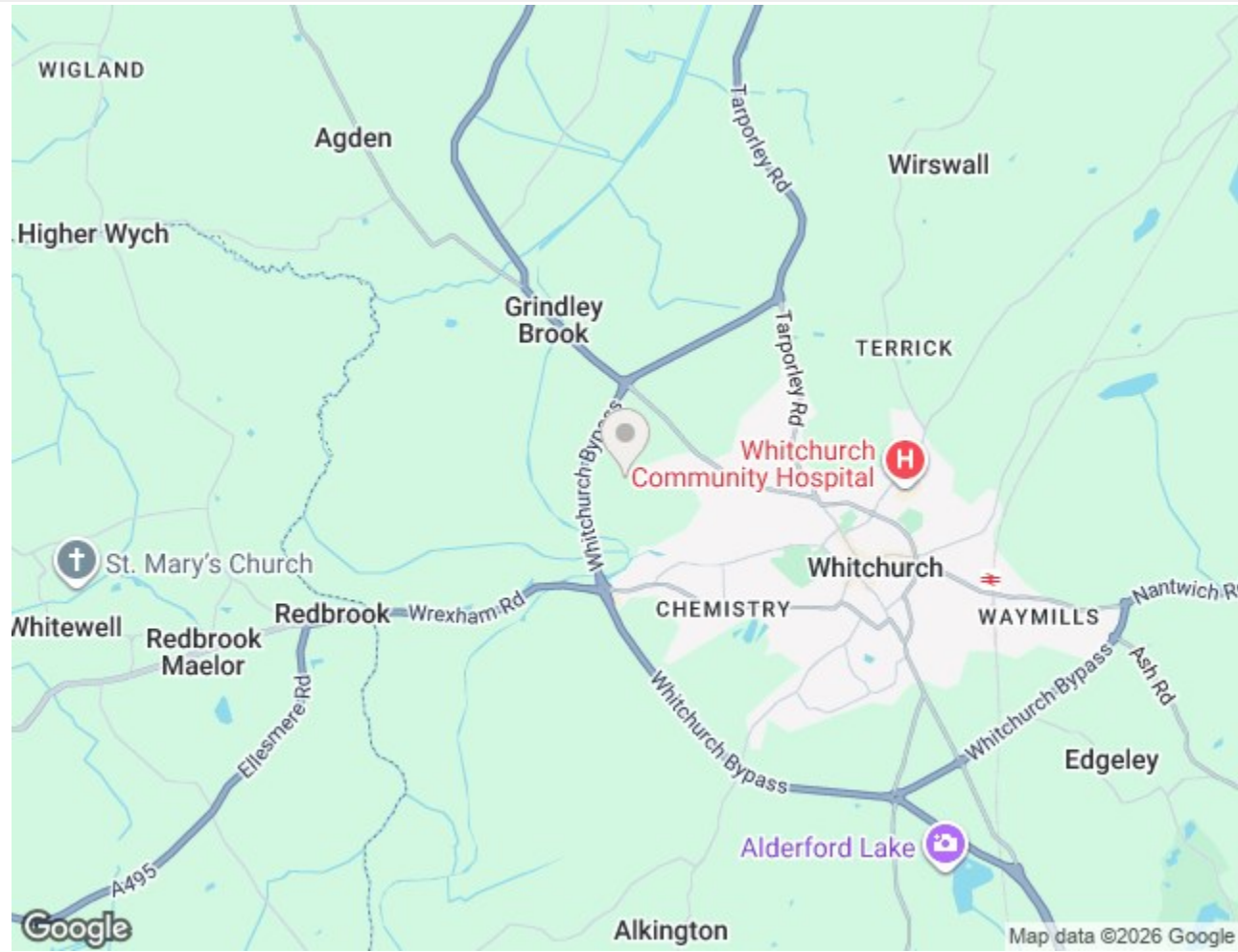


Land to North of 69 Pear Tree Lane, Whitchurch, Shropshire, SY13 1NQ



For Sale by Timed Online Auction

Auction Guide Price £25,000 - £35,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



****For Sale By Timed Online Auction**** This is an exciting and rare opportunity to acquire a plot of land to approx. 1/5th of an acre with a Grade 1 Decision in Principle for a single detached dwelling. It is located towards the end of Pear Tree Lane one of Whitchurch's premier location. There are pleasant views from the site over the surrounding fields and land.



01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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- Plot of Land For Sale
- Prime Residential Area
- For Sale By Timed Online Auction
- Planning in Principle Granted Stage 1
- Single Detached Dwelling
- Elevated Site with Views

Location - Whitchurch

The plot is located on Whitchurch's premier road Pear Tree Lane which is within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. Whitchurch has a railway station and is located on the Manchester to Cardiff line going through Crewe & Shrewsbury.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell this plot of land on Pear Tree Lane by Timed Online Auction. Please contact Halls to register to bid online.

The plot is located towards the end of Pear Tree Lane and offers a rare opportunity to acquire a parcel of land that has been granted a Permission in Principle at Stage 1 for the erection of a single dwelling. This does not mean that full planning has been granted and the new owner of the site will need to complete the planning process to gain full planning permission.

Planning - 25/04392/PIP

The proposed development in terms of the principle of residential development on the site for the erection of a single dwelling is acceptable and Permission in Principle at Stage 1 is given. The approval of a Stage 1 Permission in Principle does not grant the permission of any Stage 2 technical detail consent for which a separate application is required. For the avoidance of doubt, both Stage 1 and Stage 2 need to be approved for there to be a 'planning permission' on the site.

Timed Online Auction

Plot at Pear Tree Lane will be offered for sale by Unconditional Timed Online Auction, bidding opens at 12 midday on Thursday 11th June and closes at 12 midday on Wednesday 17th June. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

Auction AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the timed auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation. There is a cost of £30 for this per buyer.

Local Authority - Shropshire

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

Services

There are currently no services on site.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1792 020626

Tenure - Freehold

We understand that the plot is Freehold although purchasers must make their own enquiries via their solicitor.

Contract & Special Conditions of Sale (Legal Pack)

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Hibberts Nantwich prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

Guide Price & Reserve

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

Buyers Premium

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT, i.e (4%) of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800).

Solicitors

Oliver Lewis, Hibberts LLP, 25 Barker Street, Nantwich, CW5 5EN 01270 624225 ol@hibberts.com