

Town & Country

Estate & Letting Agents



The Water Works Racecourse Road, Oswestry, SY10 7PH

Offers In The Region Of £295,000

Town and Country Oswestry offer a truly rare and superb, substantial building plot in a prime residential location on the outskirts of Oswestry. The plot extends to approximately 1/2 an acre and has the former Water Works building in place along with a secondary building at the top end of the plot idea for further conversion. The plot has full detailed planning permission for the conversion of the former Water Works into a large residential dwelling. Alternatively, purchasers may want to look at a new bespoke residential development on the site. A fantastic opportunity not to be missed.

Directions

From our Oswestry office proceed up Willow Street and follow the road straight up passing the fire station on the right. Continue out of the town onto Racecourse Road where the plot will be seen on the left hand side identified by our for sale board.

The Site



The site extends to approximately half an acre and offers an amazing opportunity to develop a truly fantastic substantial dwelling. The current site has full detailed planning to convert the former water works building into a contemporary three bedroom/ three bathroom family home. The planning was granted in February 2022 by Shropshire council and details of the approval are available from our office. There is a further single storey dwelling located at the top of the site which again lends itself to conversion into a possible annexe or studio accommodation. (Subject to Planning).

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



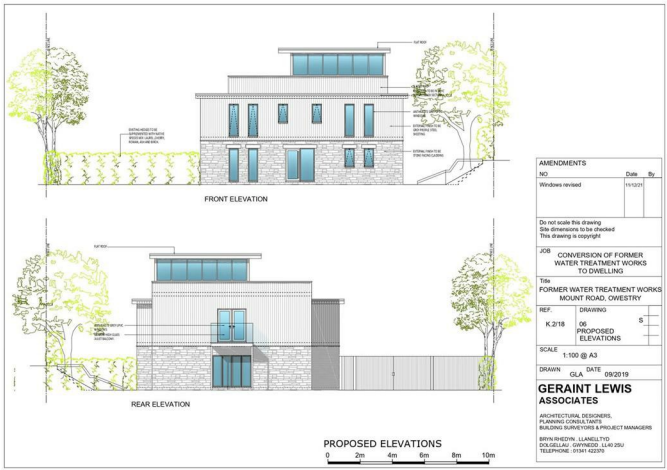
Views



Architects Drawings



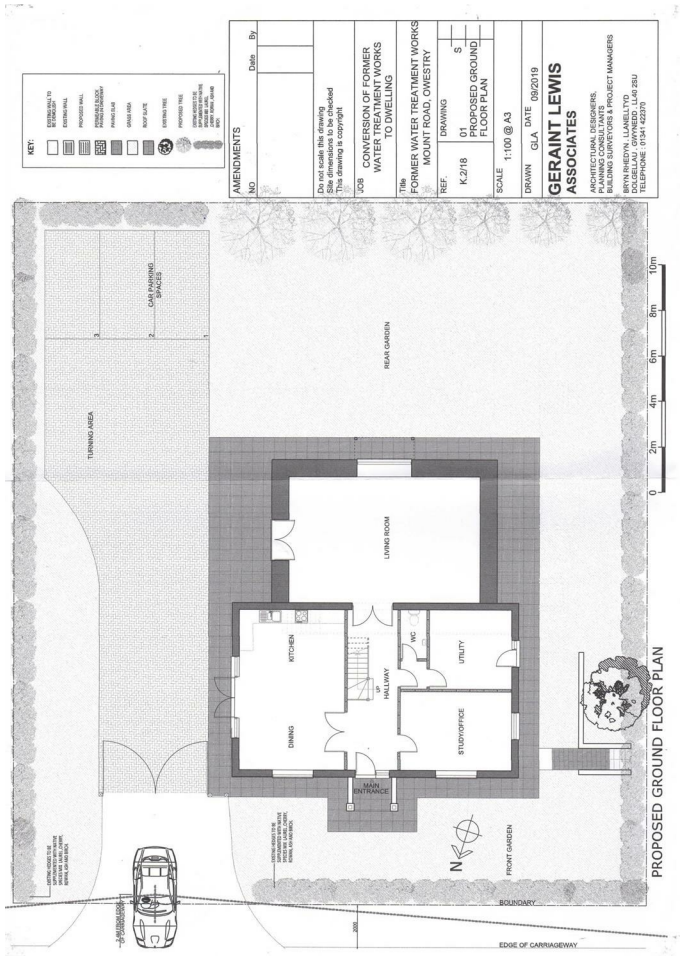
Elevations



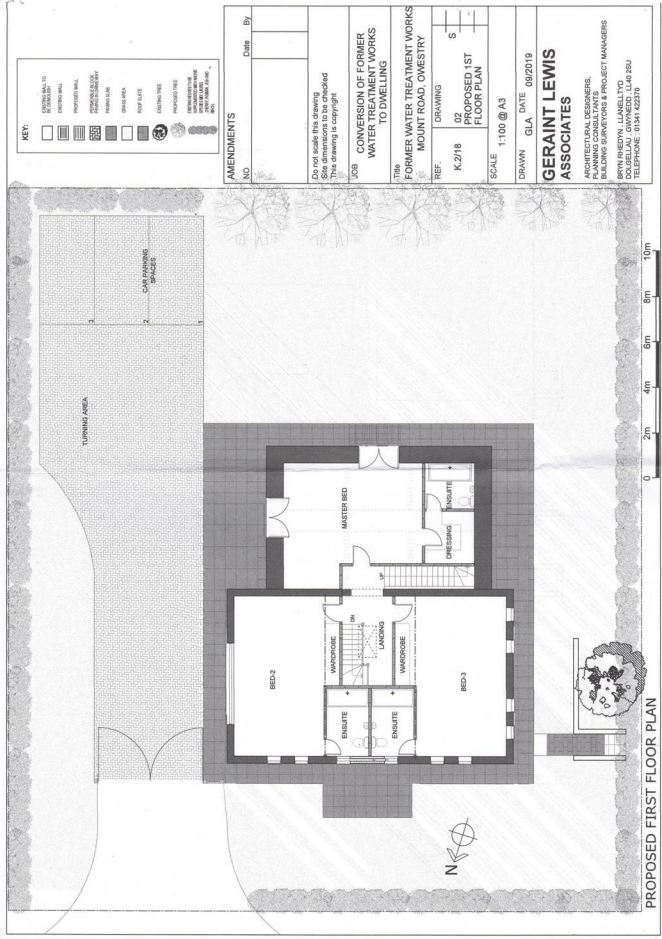
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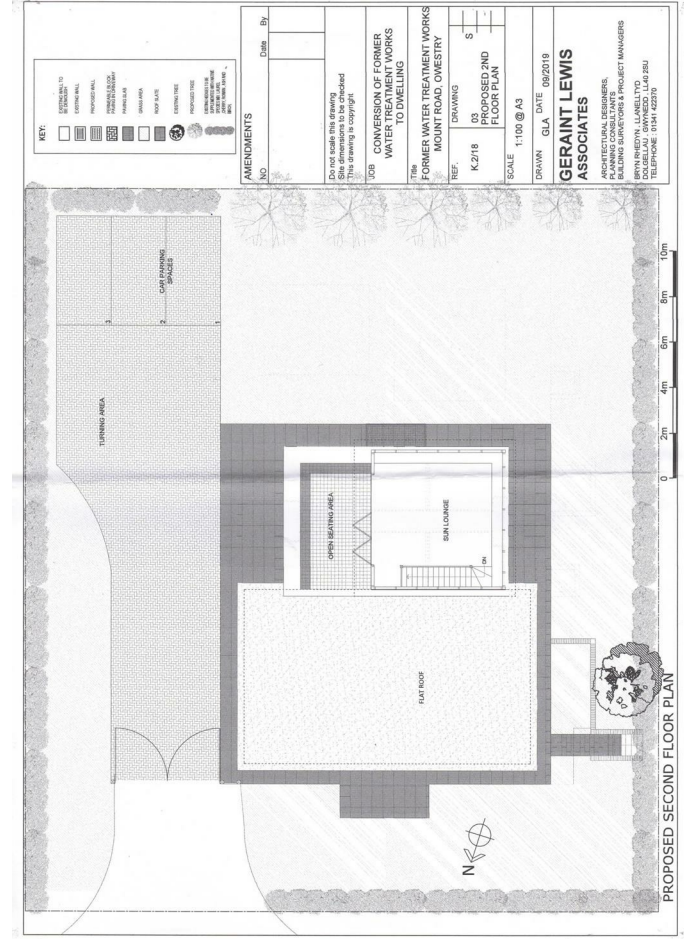
Floor Plans



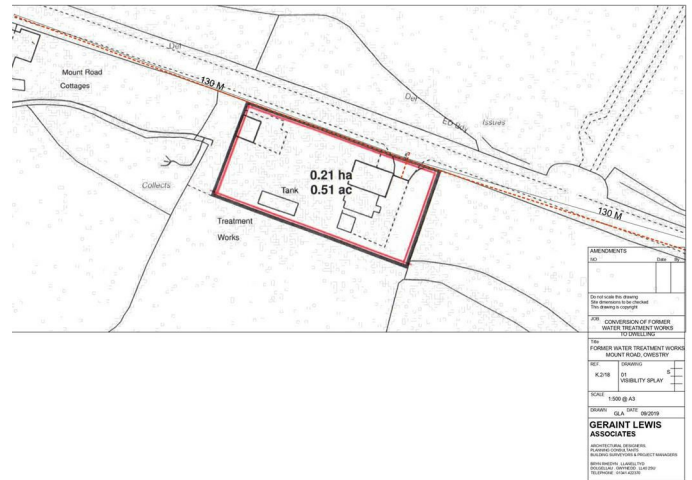
Floor Plans



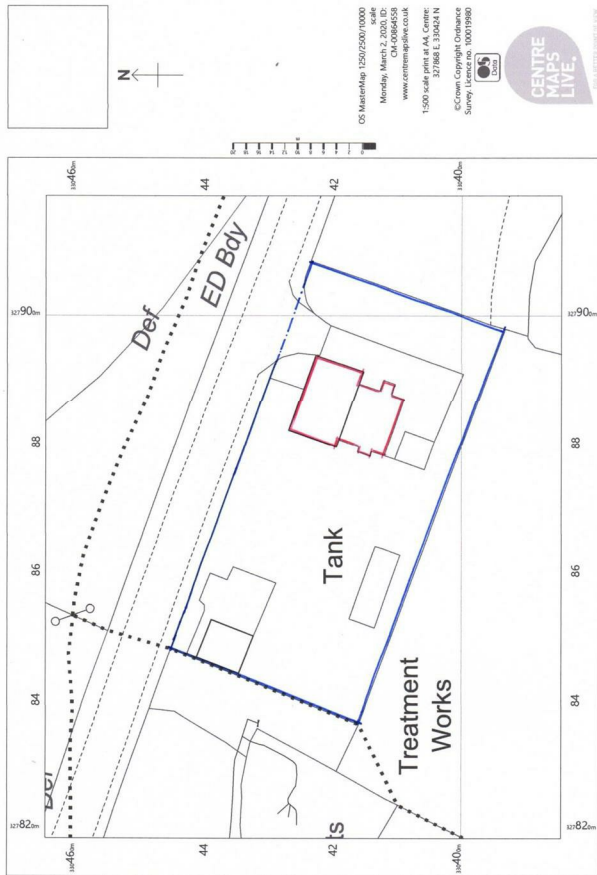
Floor Plans



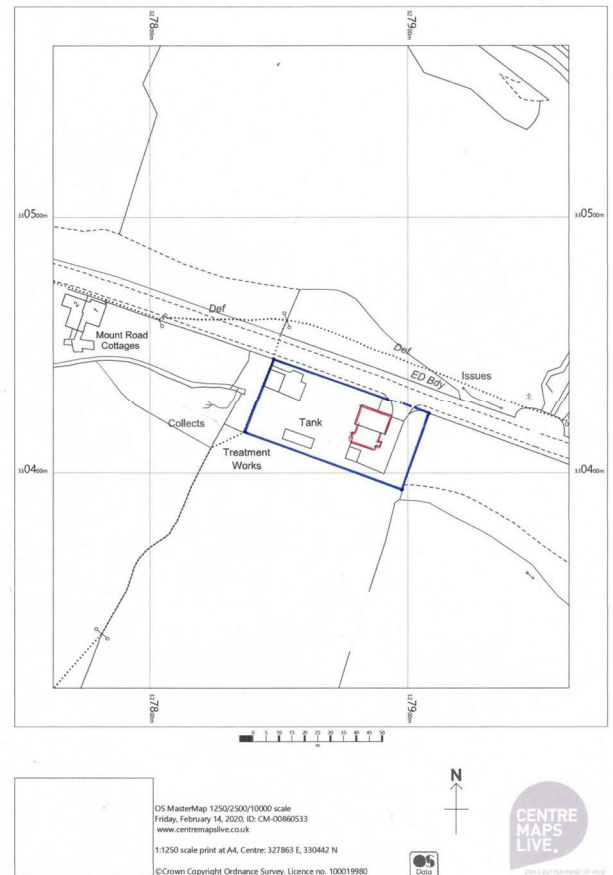
The Area of the Site



Plan



Plan Additional Photograph



To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

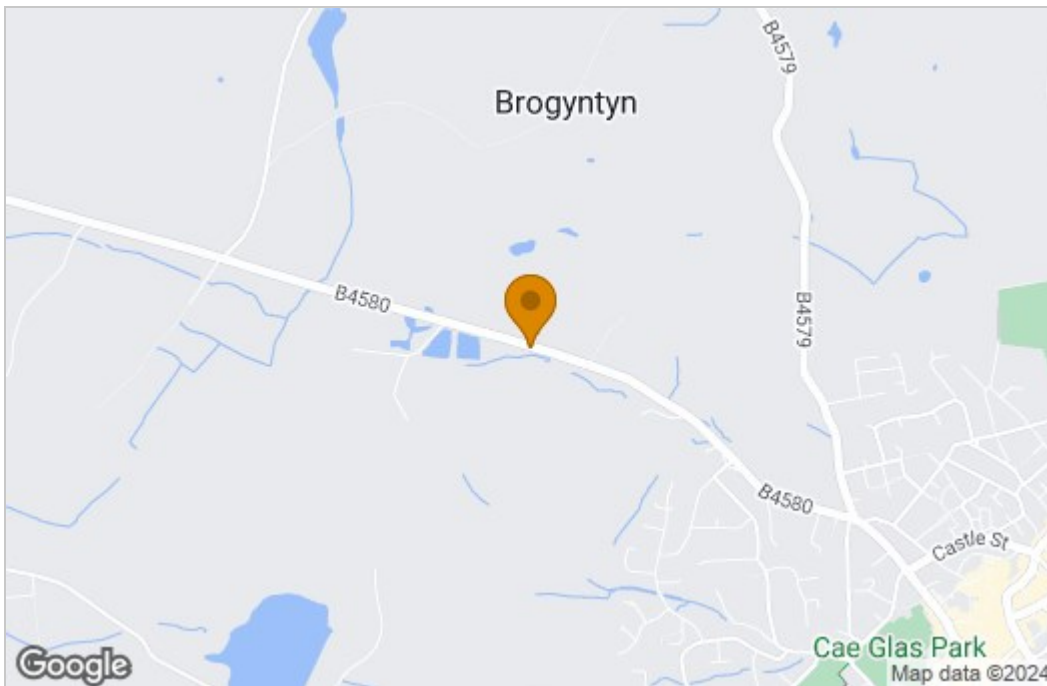
Tenure/Council Tax

We understand the plot is freehold, although purchasers must make their own enquiries via their solicitor.

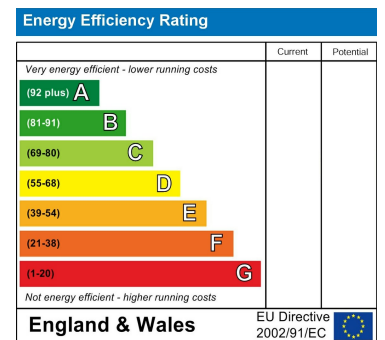
The Council tax is on the finished development will be payable to Shropshire County Council.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk