

BERRYS



Property and Business



TRADITIONAL BUILDINGS FOR RESIDENTIAL CONVERSION WALFORD COLLEGE • BASCHURCH • SHROPSHIRE

Courtyard range of traditional farm buildings
extending to approximately 9,058sq feet (842sq metres) in total

Detailed planning consent for conversion into 5 residential dwellings
with garaging and gardens

FOR SALE BY PRIVATE TREATY

With vacant possession on completion

Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG

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www.berrybros.com

TRADITIONAL BUILDINGS • WALFORD COLLEGE • BASCHURCH • SHREWSBURY • SY4 2HL

SITUATION

The traditional buildings at Walford College are situated off the B5067 within close proximity of Baschurch, approximately 7 miles north west of Shrewsbury. The village of Baschurch offers a range of facilities including primary and secondary education, a post office, village shop, public houses and doctors surgery.

The nearby county town of Shrewsbury offers a wide range of educational, leisure, recreational and employment opportunities. Local educational establishments include primary education at Baschurch Church of England Primary School and secondary education at the Corbett School, Baschurch. Private education is available at Adcote School and Shrewsbury School. Further education is offered at the Walford Campus of Walford & North Shropshire College. There are a range of leisure activities within easy reach including Prescott Riding Centre, Welti Tennis Centre and golf clubs.

THE SITE

The site comprises a courtyard range of predominantly two storey grade II listed buildings constructed of brick under a slate roof. The buildings, which are currently redundant, extend to approximately 9,058sq feet (842sq metres). In addition there is an open fronted cart shed to be used for garaging.

Planning permission has been granted for the renovation and refurbishment of the traditional buildings into five dwellings with gardens and garaging as follows:

<i>Dwelling</i>		<i>Net Internal Area</i>	
Unit 1	3 bedrooms	194sqm	2,087sqft
Unit 2	3 bedrooms	179sqm	1,926sqft
Unit 3	3 bedrooms	212sqm	2,281sqft
Unit 4	2 bedrooms	139sqm	1,495sqft
Unit 5	2 bedrooms	118sqm	1,269sqft

The proposed conversions will create an interesting development of dwellings with gardens overlooking Walford Pool and surrounding countryside. The development is within easy reach of local amenities and located within close proximity of both Baschurch and Shrewsbury.

DIRECTIONS

From Shrewsbury proceed northwest on the B5067 towards Baschurch. Continue for approximately 5 miles passing through the hamlet of Walford Heath and continue onto Walford. The entrance to the traditional buildings at Walford College can be found on the right hand side, opposite Walford College, denoted by a Berrys For Sale board.

PLANNING CONSENT

Full Planning Consent (ref no. NS/06/01359/FUL) and Listed Building Consent (ref. no. 06/01361/LBC) was granted by North Shropshire Council on 13th April 2007 for the conversion of redundant outbuildings to form 5no. residential units, the conversion of a building to form open fronted garaging, the formation of parking areas and amenity areas and the installation of bio-disc drainage system.

Renewal of the existing planning permissions (ref NS/06/0139/FUL and 06/01361/LBC) has subsequently been granted by Shropshire Council dated 12th May 2010 under planning references 10/03030/FUL and 10/01069/LBC.

A further planning consent was granted on 23 November 2007 (ref. 07/01900/FUL) for alterations to the existing vehicular access. This has now lapsed but an application to renew this application has been submitted to Shropshire Council and is currently awaiting a decision.

ACCESS

The traditional buildings will be accessed off the council maintained roadway into the courtyard and proposed parking area.

SERVICES

It is understood that mains water and electricity are available for connection. Potential purchasers will be responsible for making any connections and should make their own enquiries with the relevant utility company. The Purchaser will be responsible for the installation of a new Klargestor disposal plant for sewage which is to be located within the development.

RESTRICTIVE COVENANTS/BOUNDARIES

The development will be limited to a maximum of 5 dwellings.

The Purchaser will be responsible for the creation of all external boundaries where applicable.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

TENURE AND POSSESSION

The property is Freehold and is being offered for sale with vacant possession on completion.

VENDOR'S SOLICITORS

To be confirmed.

VIEWING

Strictly by appointment through the selling agents Berrys, Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG. Telephone 01743 271697. Email: shrewsbury@berrys.com

METHOD OF SALE

Walford College Traditional Buildings are offered for sale by Private Treaty.

ADDITIONAL LAND

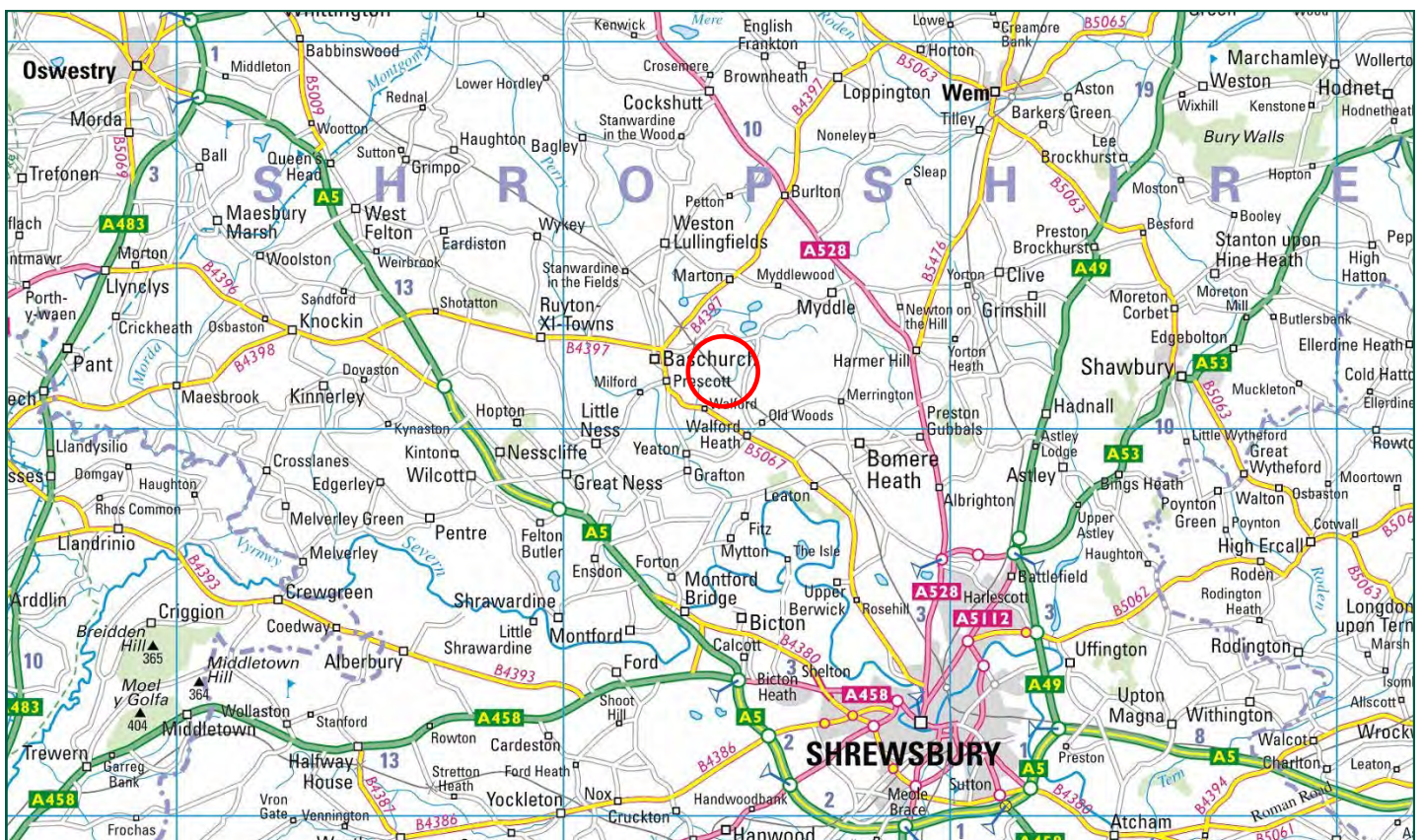
Additional land is available by separate negotiation, if required. Further details are available from the selling agent.

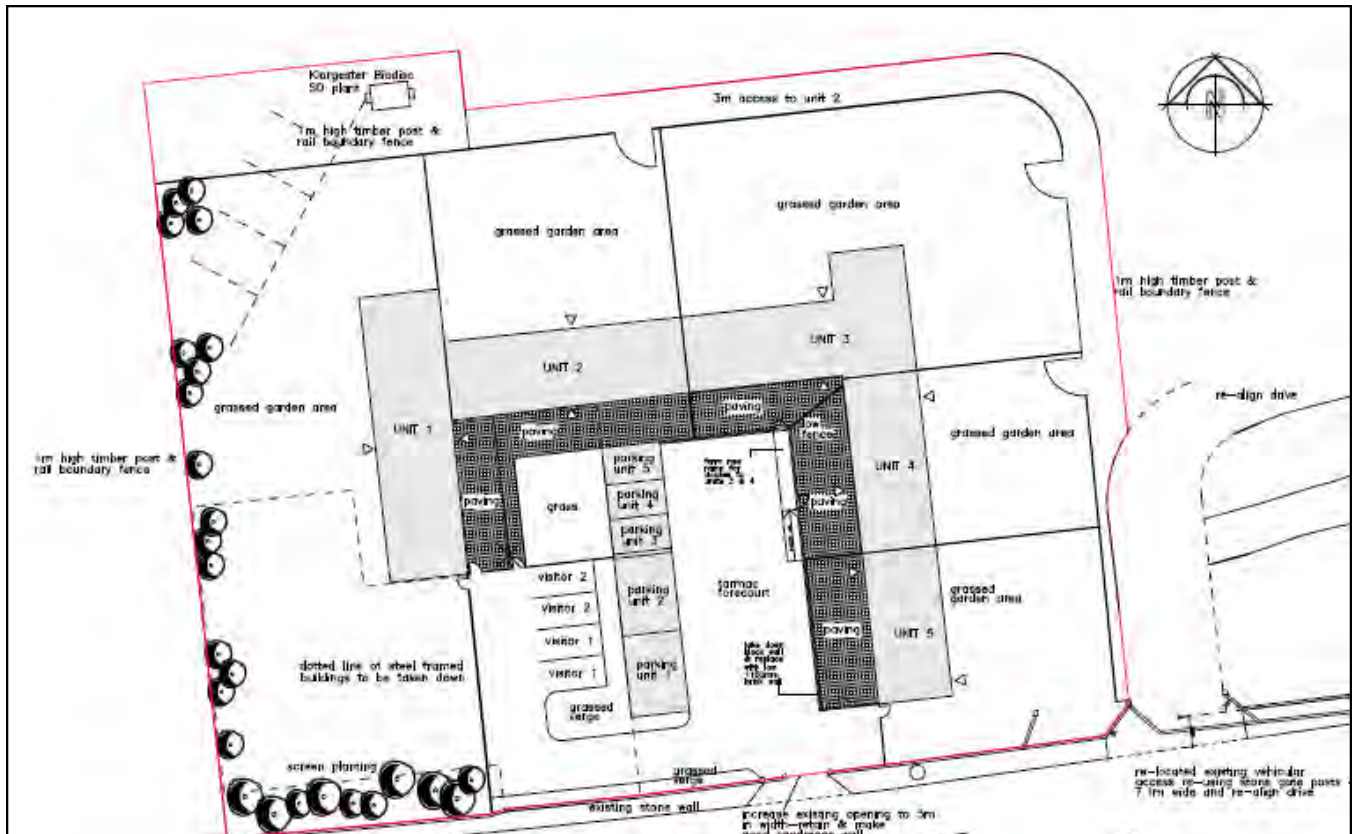
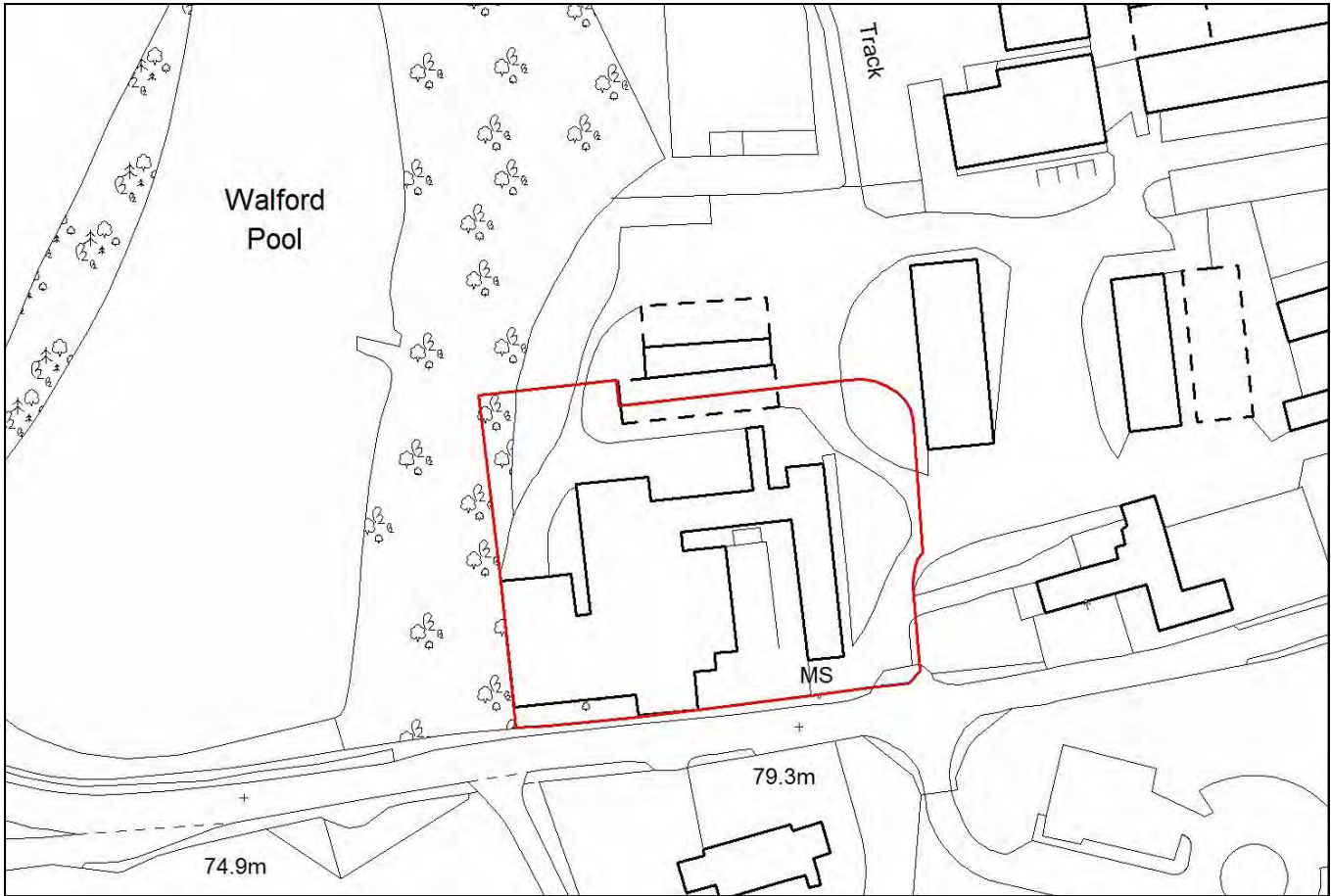
LOCAL AUTHORITIES

Shropshire Council	Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND	Tel: 0345 678 9000
Severn Trent Water Limited	Shelton, Shrewsbury, Shropshire, SY3 8BJ	Tel: 01743 231666
The Environment Agency	Hafren House, Welshpool Road, Shrewsbury, Shropshire, SY2 8BB	Tel: 01743 272828
Eon	Herald Way, Pegasus Business Park, Castle Donington, DE74 2TU	Tel: 08457 353637

INFORMATION PACK

A property information pack containing the planning consent, listed building consent and detailed drawings is available from the Selling Agents at a cost of £10. Cheques should be made payable to "Berrys".





**IMPORTANT NOTICE
SA5090**

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that: -1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor. 3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact. 4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars. 5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.