

# MERRINGTON ROAD, BOMERE HEATH



stratly

*Wain*  
ESTATES

Site boundary indicative purposes only



## DESCRIPTION

The Site extends to approximately 4.9 hectares (12.11 acres) and is located on the north-eastern edge of the village of Bomere Heath, Shropshire.

Bomere Heath is an established and well-served village, with the site situated approximately 7 km north of Shrewsbury and circa 24 km east of Oswestry. The village lies between the A528 (Shrewsbury Road), approximately 1.5 km to the east, and the B5067 (Berwick Road), approximately 1.3 km to the west, providing convenient access to the wider highway network.

The Site is located to the east of Merrington Road and comprises part of a wider agricultural field extending northwards and eastwards beyond the application boundary. The western and south-western boundaries adjoin established residential development along Merrington Road and Wheat Hill Rise, with the Site backing onto existing garden curtilages. The north-western corner also abuts more recent residential development to the west of the Site. Beyond the Site to the north and east, the land remains in agricultural use, characterised by open pasture fields defined by hedgerows and occasional mature trees.

A minor drainage ditch runs along the eastern boundary, forming part of the local surface water network. The Site itself is gently undulating, rising towards the centre, with lower-lying areas toward the eastern edge. An 11kV overhead electricity line crosses the Site broadly northwest to southeast, with associated poles located within the field.

## KEY HIGHLIGHTS

- Consented residential development opportunity in a well-connected Shropshire village
- Benefits from outline planning permission subject to Section 106 for the erection of up to 98 dwellings with all matters reserved except for means of access.
- Gross site area of approximately 12.11 acres (4.9 ha)
- Sustainable edge-of-settlement location adjoining existing residential development
- Offers invited by informal tender, subject to contract, by 11th June 2026

## LOCATION

Bomere Heath is a popular village located approximately 7 km north of Shrewsbury, offering a semi-rural setting with great connectivity and a strong range of local amenities.

The village benefits from a primary school, pre-school, village hall, convenience stores, public house and recreational facilities, all within walking distance of the Site. Regular bus services operate through the village, providing links to Shrewsbury and Oswestry.

The Shrewsbury-Wrexham railway line runs approximately 1 km south-west of the Site, with mainline services available from Shrewsbury Station to regional and national destinations.

Set on the edge of the Shropshire Hills and within easy reach of Shrewsbury town, Bomere Heath offers an attractive balance of countryside living and accessibility to major employment centres.



## PLANNING

The Site benefits from outline planning permission for the erection of up to 98 dwellings with public open space, landscaping, sustainable urban drainage systems (SuDS) and the principal means of vehicular access from Merrington Road. All matters reserved except for means of access.

A draft Section 106 Agreement will be made available via the data room and includes provision for 15% affordable housing, alongside associated planning obligations.

All planning documents and technical supporting information are available within the data room.

## TENURE

The Site is held freehold under Land Registry Title No. SL291435 and will be sold with vacant possession on completion.

## SERVICE

Interested parties are advised to rely on their own enquiries regarding the availability, capacity and suitability of all services to the Site.

## DATA ROOM

A comprehensive suite of technical, planning and legal information is available via an online data room. Access can be requested via the Wain Estates contacts.

## SITE VIEWINGS

Site inspections are available strictly by appointment through Wain Estates.



## METHOD OF SALE

Offers are invited by way of informal tender for the freehold interest in the Site, subject to contract, to be received no later than 11th June 2026.

The Vendor has a strong preference for unconditional offers; however, offers subject to planning will be considered on their individual merits.

A bid pro forma is available within the data room and must be completed and submitted as part of any offer.

Offers should be submitted in writing to: Ryan James and Luke Hopkins.

The Vendor reserves the right not to accept the highest, or any, offer received.

## CONTACT



### RYAN JAMES

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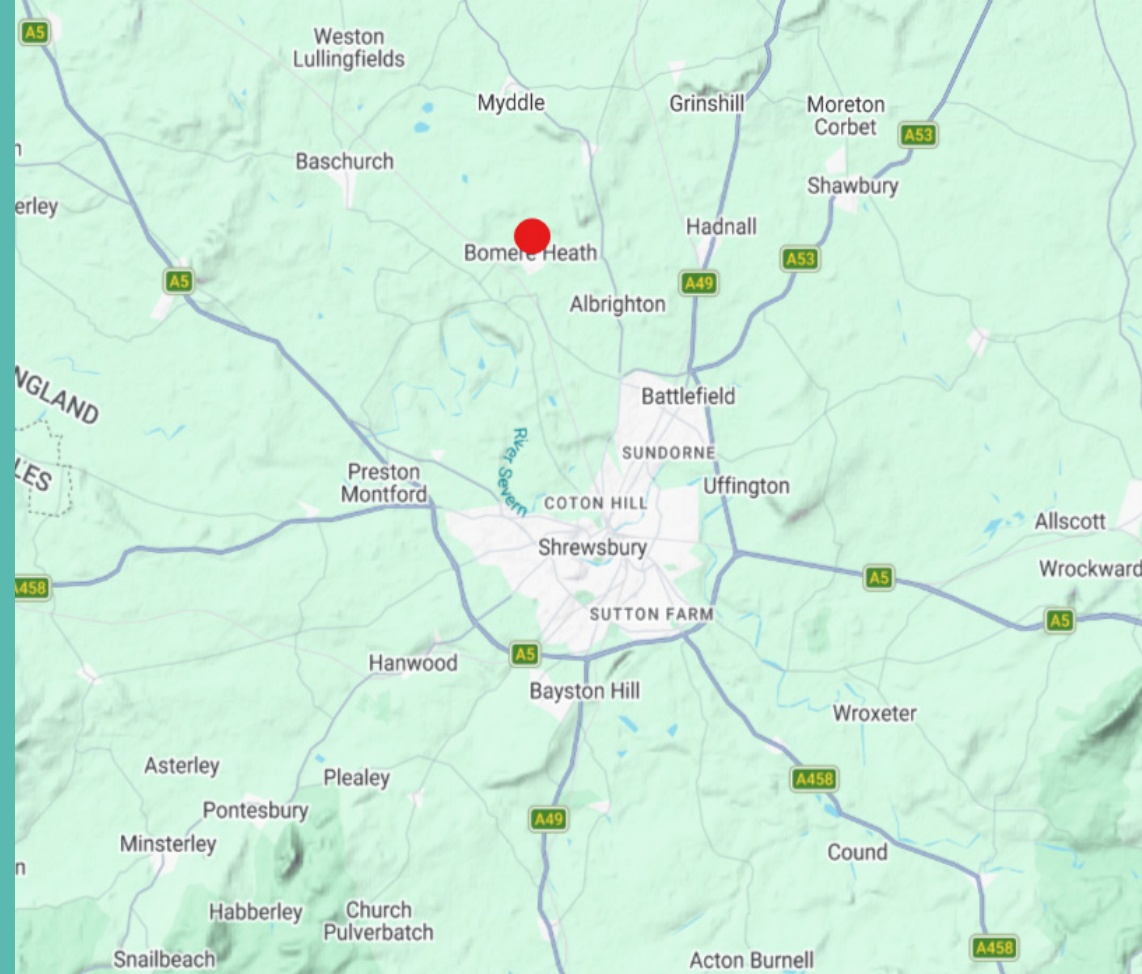
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