



## FOR SALE

### INDUSTRIAL DEVELOPMENT LAND, MAESBURY ROAD, OSWESTRY

*(small frontage to Shrewsbury Road)*

- Up to approximately 2.8 acre, currently industrial storage use with prominent frontage to Maesbury Road.
- Being offered subject to necessary planning and statutory consents obtained.
- STRICTLY by contacting Oswestry Office - 01691 659659.  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Gutter Crest and a multitude of office and industrial based companies.

This site is situated with a prominent frontage to Maesbury Road, adjoining the Aldi Store and with a small frontage to Shrewsbury Road, immediately adjoining the Aldi entrance. Maesbury Road is one of the main industrial and trade counter pitches – linking the town centre with the A483 Welshpool road. Please see the attached site plan.

## DESCRIPTION

A site up to approximately 2.8 acre maximum, which can be purchased as a whole or as lesser amounts.

On the north west boundary the site lies a mobile phone mast – further details on request.

There are two separate freeholders within this site, the second owning the area hatched black. This second owner has an obligation to provide a possible site for an electrical substation in the future, either within their own land or following a land swap within an area elsewhere within the red line boundary. If such an alternative site is suitable for such a purpose, they may seriously consider swapping and can do so only following authorisation and Board approval, so it is not confirmed whether this land can indeed be sold yet. The size of approximately 2.8 acre allows for them selling the area hatched black.

## PLANNING AND POTENTIAL

Whilst interested parties should obtain their own advice on which to rely, concerning potential uses, and directly approach the Local Authority (Shropshire Council – 0345 6789003), it is believed understood that this is zoned industrial land and with the arrival of the recent Aldi supermarket adjoining, there is clearly potential for other allied or commercial uses, subject to obtaining the necessary consents.

## PRICE, FREEHOLD

On application.

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