



# Development Land West of Barkley Street

Baschurch | Shrewsbury | SY4 2BF

**BERRYS**

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## Features

- 7.37 acre site
- Residential Development Opportunity
- 56 dwellings (indicative layout) with 10% affordable dwellings
- Edge of popular village

## Location and Description

The property extends to 7.37 acres of residential development land situated on the edge of the popular village of Baschurch. The site occupies a broadly level parcel of agricultural land. The property forms a natural Phase 2 extension to the adjoining residential development to the east, providing a logical continuation with open countryside to the remaining boundaries.

Located just 8.5 miles northwest of Shrewsbury, Baschurch is a well connected and established village offering a full range of essential services and amenities. The village is recognised by Shropshire Council as a Community Hub, making it a suitable location for new housing. Baschurch is a popular village as it is ideally placed for commuters and families due to its excellent road access providing direct links to the A5 and national road networks.

The land has been submitted for outline planning permission with Shropshire Council (reference 25/03098/OUT) for residential development. At the time of marketing, the application has been considered under delegated powers and is to be approved subject to the Section 106 agreement. This property presents an opportunity to acquire a well-located development site within a recognised growth area. The site's edge-of-settlement position offers scope for a sensitive and well-designed scheme.

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## Planning

The site is currently agricultural land however an outline planning consent ref: 25/03098/OUT, has been submitted to Shropshire Council for residential development. The application has been considered under delegated powers and is to be approved, subject to completion of a Section 106 Agreement.

Information relating to the application, permission and draft Section 106 agreement are available upon request to Berrys. Copies of the planning applications and associated documents are also available on the Shropshire Council Planning Portal. Link: [25/03098/OUT | Outline application for Residential Development to include access | Land To The West Of Barkley Street Baschurch Shrewsbury Shropshire](#)

## Affordable Housing and Community Infrastructure Levy

The Purchaser will be responsible for all obligations under the s106 agreement which relate to Affordable Housing and the Purchaser will be responsible for all CIL Payments. Affordable Housing requirement based at 10%.

The Purchaser will be responsible for the Biodiversity Gain Land Monitoring Contribution of £7,834.76 as referred to in the Section 106 agreement.

## Services

We understand that all main services are available for connection in the village. It should be noted that we have not checked these services and interested parties should make their own enquiries.

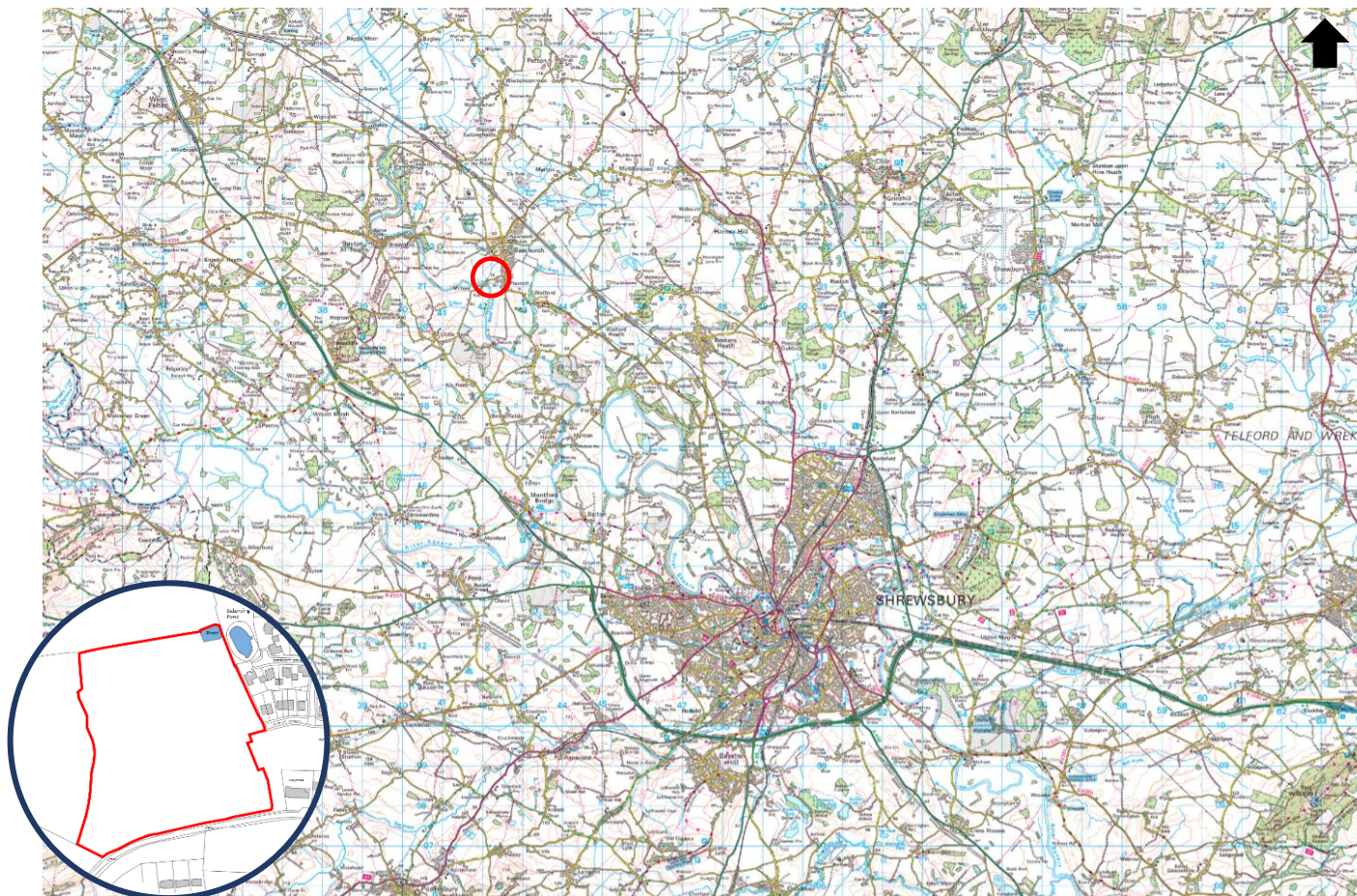
## Access

Access to the site is off Barkley Street and James Way from the Shrewsbury Road which runs through the centre of the village.

## Method of Sale

The land is offered by private treaty and is offered for sale as a whole.





## Tenure

Freehold: The land is available to purchase freehold with vacant possession on completion.

## Purchaser Identification

In accordance with money laundering regulations, proof of identification for all purchasers will be required.

## Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

## 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 which may exist whether mentioned in these particulars or not.

## Viewings

By appointment through Berrys. Please contact the agents listed below to arrange an appointment.

## DIRECTIONS

The property can be accessed off the B5067 Shrewsbury Road which passes through Baschurch.

What3Words: ///decent.songbirds.frizz

Shrewsbury – 8.5 miles, Wem – 8.6 miles,  
Ellesmere – 10 miles, Oswestry – 10 miles

### Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.

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4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

### To book a viewing, please contact:

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