



Halls¹⁸⁴⁵

RESIDENTIAL DEVELOPMENT LAND

CHESTER ROAD | WHITCHURCH | SHROPSHIRE | SY13 4QG

A prime parcel of residential development land extending to approximately 8.2 acres (Outline Planning Permission approved subject to Section 106) and considered suitable for the development of around 65 dwellings (this may be increased subject to planning permission being granted). The site occupies a highly regarded edge-of-settlement position within Whitchurch, set back from Chester Road (B5395), providing convenient access to the town centre together with excellent connectivity to the wider regional road and rail network.

KEY HIGHLIGHTS

- Outline Planning Permission for residential development (subject to S.106).
- Gross site extending to circa 8.2 acres (3.32 hectares).
- Gently undulating agricultural land.
- Located in a prime position on the edge of Whitchurch.
- Suitable for development of around 65 dwellings (this may be increased subject to planning permission being granted).
- Offers invited by Informal Tender, subject to contract, no later than 12 noon on Friday 10th of April 2026.

LOCATION

The site is located on the north-western edge of Whitchurch, immediately west of Chester Road (B5395).

Whitchurch is a well-established North Shropshire market town offering a wide range of amenities including independent and national retailers, supermarkets, schools, medical facilities, cafés and public houses. The town benefits from a mainline railway station with services to Crewe, Shrewsbury and Manchester, with onward connections to London. Road communications are excellent via the A41, providing access to Chester, the West Midlands and North Wales.



DESCRIPTION

The site has a gross area of circa 8.2 acres and has historically been used for agricultural purposes (grazing), with a gently undulating topography falling from south to north, directly accessed from Chester Road (B5395).

The land has Outline Planning Permission approved, subject to the completion of a Section 106 legal agreement, with an indicative site layout showing 65 dwellings. However, the site may be capable of accommodating a higher number of dwellings, subject to planning permission being granted.

The site is bounded to the south by residential properties on Pear Tree Lane, to the north by the former Cloverfield Nursing Home and further residential development, to the east by Chester Road and open countryside beyond, and to the west by agricultural land.

The location is regarded as one of the prime residential positions within Whitchurch and the completed development is expected to be highly sought after.

PLANNING

Planning Application Reference: 25/02878/OUT.

Outline Planning Permission is approved subject to the Section 106 agreement which will secure 15% affordable housing, biodiversity net gain for a minimum of 30 years, on-site public open space including a Local Equipped Area for Play (LEAP), a financial contribution towards the Whitchurch Local Cycling and Walking Infrastructure Plan (LCWIP)*, and long-term management of public open space and sustainable drainage systems (SuDS).

* A financial contribution of £260,000 (circa £4,000 per dwelling, based on the indicative layout) towards the Whitchurch Local Cycling and Walking Infrastructure Plan (LCWIP) has been cited.

Offers are therefore to be submitted on the assumption that this contribution will be payable. Should the contribution be reduced, amended or ultimately not required, the full value of such reduction will be added to the purchase price.

TENURE

The site is predominantly held freehold under Land Registry Title Number SL150299.

AVAILABLE INFORMATION

A full suite of information is available upon request from the selling agents.

SITE VIEWINGS

A general site viewing is available from a roadside inspection. For a detailed site walk-around, interested parties should contact the selling agents.

FURTHER LAND

There is a further circa 13 acres of agricultural land to the west of the site shown edged blue in the Location Plan, to which a suitable access will be retained.



METHOD OF SALE

The land is offered for sale by Informal Tender. Offers are to be submitted in writing by 12 noon on Friday 10th April 2026.

Offers should include the following:

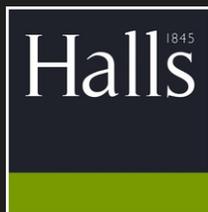
- Offer amount
- Proof of funding
- Any conditions attached
- Proposed timescale for completion
- Solicitors' details.

All offers should be submitted for the attention of Mr J Quinn by email to jquinn@hallsgb.com or by recorded post to arrive no later than 12 noon on 10th April 2026.

CONTACT

For further information please contact:

- 📍 Halls Holdings House | Battlefield | Shrewsbury | SY4 3DR
- ☎ 01743 450700
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- 🌐 www.hallsgb.com



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the site. If any points are particularly relevant to your interest in the site, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the site is in good structural condition or otherwise, nor should presumptions be made as to services or facilities. Purchasers should satisfy themselves of these before purchasing. **3.** The photograph(s) depict only certain angles of the site. It should not be assumed that any contents/furniture, etc. photographed are included in the sale. It should not be assumed that the site remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the site that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the site are subjective and are used in good faith as an opinion, NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have. **7.** We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (inc. VAT) per purchaser.