

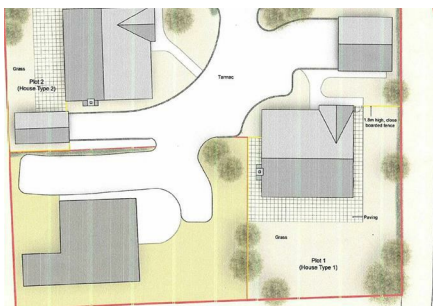


**FOR SALE**

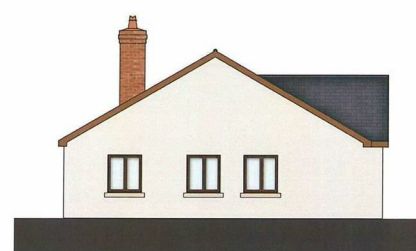
Offers In The Region Of £525,000

Heathfields Golf House Lane, Prees Heath, Whitchurch, Shropshire, SY13 3JU

**DEVELOPMENT OPPORTUNITY.** There is currently planning permission for 2 detached bungalows and garages and an existing 3 bedroom detached bungalow which needs some cosmetic modernisation. The site is located close to the Town of Whitchurch at Prees Heath.



Whitchurch 2 miles, Shrewsbury 16 miles and Chester 20 miles



- Development Site
- Planning for 2 Bungalows
- Large Landscaped Gardens
- Close to Whitchurch
- Excellent Road Access
- Semi Rural Location

## BRIEF DESCRIPTION

Heathfields is a mature detached brick built bungalow located adjacent to farmland. There is planning for 2 detached bungalows and garages on the site. The existing property has high ceilings, wooden block flooring, central heating and double glazed windows. The accommodation briefly comprises entrance hall, lounge, dining room / sitting room, breakfast kitchen, side porch / garden room, 3 double bedrooms and a bathroom. Currently the property sits in the corner of a large plot with wonderful gardens and has great access to the A49 and A41.

## LOCATION

The property is located at Prees Heath which is 2 miles to the South of Whitchurch. There is a local convenience store, petrol station and pub within walking distance of the property and there is excellent road access

## ACCOMMODATION COMPRISES

Canopied front entrance porch with front door leading into the entrance hall.

## DINING ROOM / SITTING ROOM

15'2" max x 13'4" (4.62 max x 4.06)

Feature bay window overlooking the adjacent farmland and there is a log burning stove.

## KITCHEN

15'2" x 8'9" (4.62 x 2.67)

Range of base and wall mounted units, stainless steel drainer sink unit, work top surfaces, windows to the side and rear of the property, electric oven and hob. There is plumbing for a washing machine and space for a tumble dryer.

Door to

## SIDE PORCH / GARDEN ROOM

12'0" x 6'1" (3.66 x 1.85)

Views over the adjacent farmland.

## BEDROOM ONE (FRONT)

16'1" x 12'4" (4.90 x 3.76)

Wide range of fitted bedroom furniture, bay window to the front of the property.

## BEDROOM TWO (FRONT)

Ceramic fire place with open fire, walk in bay window overlooking the front garden.

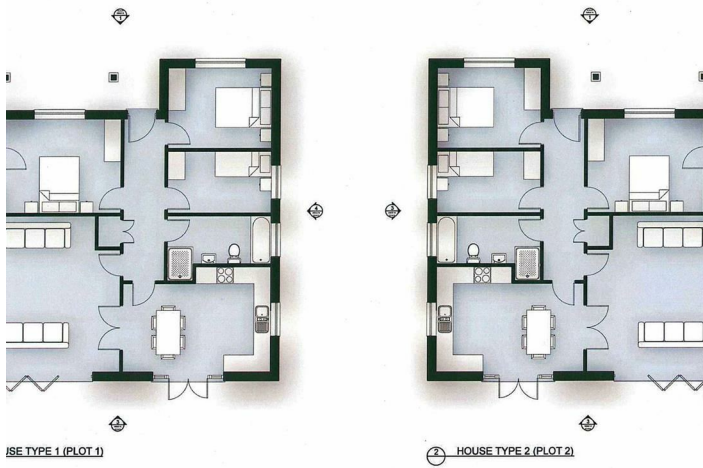
## BEDROOM THREE (REAR)

13'4" x 10'6" (4.06 x 3.20)

Windows to the side and rear.

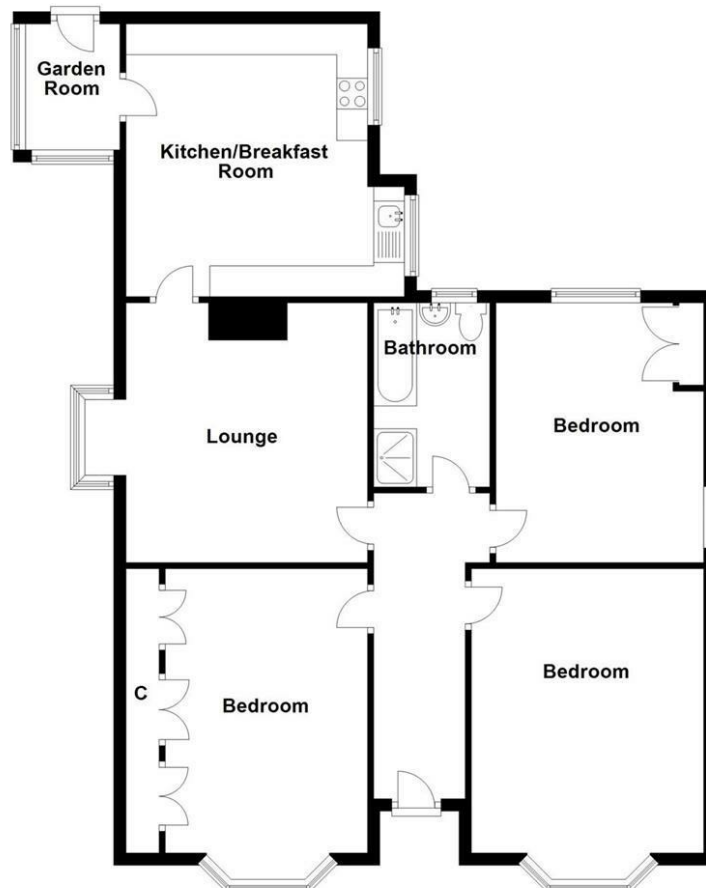
## BATHROOM

Suite comprising panelled bath, separate shower enclosure, low flush W.C and wash hand basin. Tiled walls and spot lights to the ceiling.



**Ground Floor**

Approx. 106.4 sq. metres (1145.3 sq. feet)



Total area: approx. 106.4 sq. metres (1145.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### **OUTSIDE**

The property is accessed off Golf House Lane which is directly off the A49. There is a sweeping drive to the side and rear of the property where there is a parking area.

There are large gardens to the front & side of the existing dwelling, range of sheds and wood stores. There is an acoustic barrier fronting the A49.

#### **PLANNING**

Planning has been implemented and a material start has been made. Buyers will need to make arrangements with the local authority to pay the CIL.

#### **PLOT ONE**

The proposed accommodation comprises entrance hall, living room, breakfast kitchen, master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property will also have large gardens and detached double garage.

#### **PLOT TWO**

The proposed accommodation comprises entrance hall, living room, breakfast kitchen, master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property will also have gardens and detached single garage.

#### **VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at Rightmove and Onthemarket.com

WH1282 161122

#### **DIRECTIONS**

From Whitchurch drive south on the A49 and after a short dual carriageway you come to the A41 / A49 Roundabout. Take the 2nd exit and head towards Shrewsbury on the A49. After about 200 metres just past the entrance to the new development turn right into Golf House Lane and after about 50 metres turn left into the properties drive.

#### **SERVICES**

The property has mains drainage, water and electricity. There is an oil fired central heating system.

#### **TENURE**

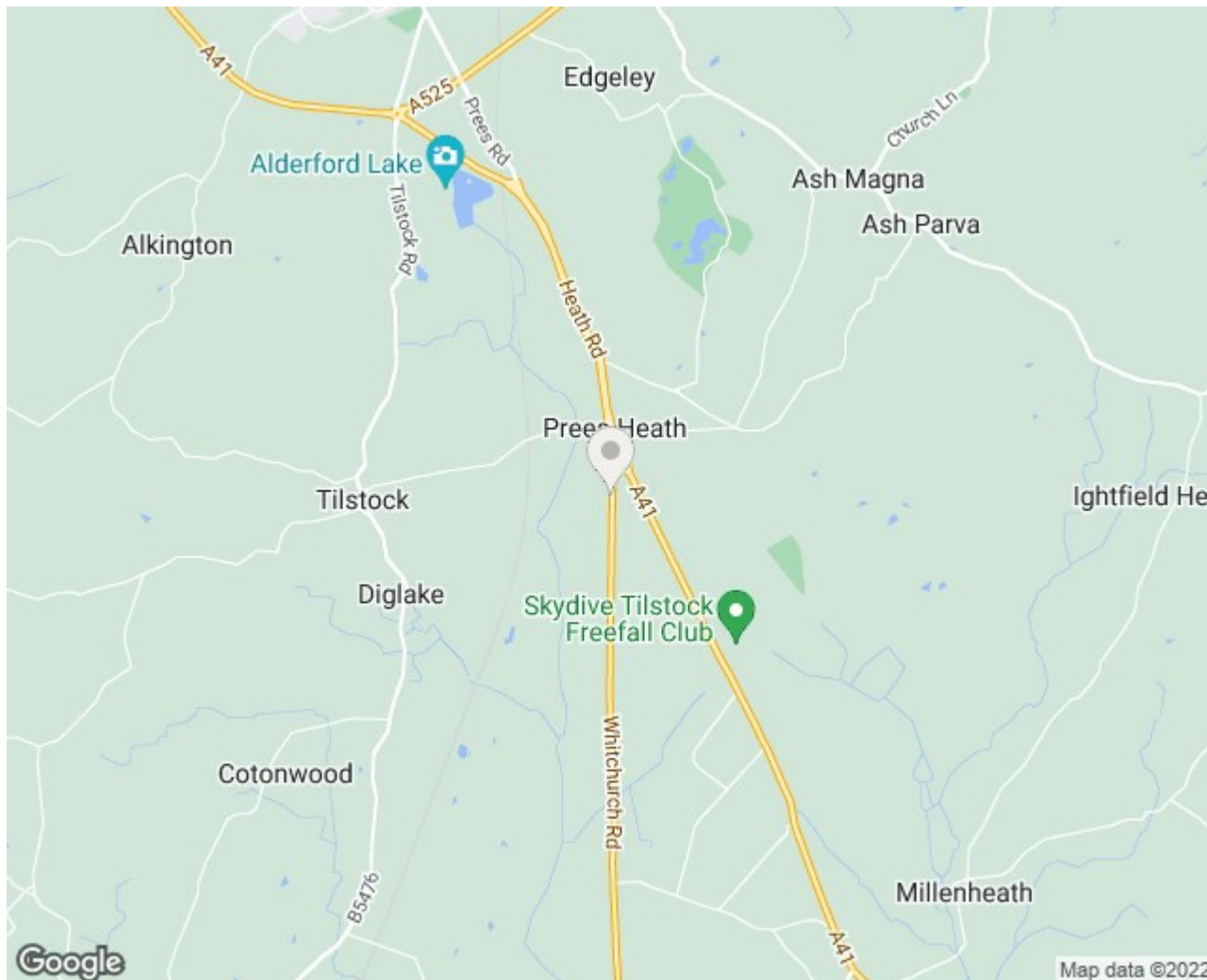
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### **COUNCIL TAX**

The property is currently listed as a Band 'B' on the Council Tax Register. For confirmation of these figures and any other Council Tax questions, together with details from the planning office contact Shropshire Council on 0345 678 9002.



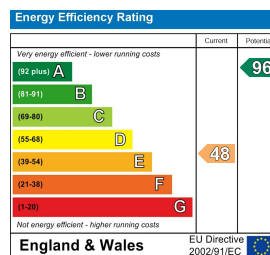
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@halls.gb.com



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