

butters john bee^{bjb}

land & new homes



Land at Warrant Road, Stoke-on-Tern, Shropshire, TF9 2JR

Guide Price £3,500,000

12.55 acre(s)

Residential Development Site - Estimated GDV £36,000,000

Expired consent for 38 Executive Units - Consent Pending for 67 Units

Offered for Sale by Informal Tender on 10th September 2025

Full Info Pack Available on Request



Land at Warrant Road

Stoke-on-Tern, Shropshire, TF9 2JR

Guide Price £3,500,000



Description

The site is a former MOD Training Camp which has been disused for many years with many of the original structures still in place.

Location

The site is surrounded by open countryside with access to Warrant Road, approx 1 mile from the A41 trunk road between Whitchurch & Newport.

Travelling Times are as follows:

Market Drayton: 5.5 miles (12 mins drive)

Whitchurch: 12 miles (19 mins drive)

Newport: 12 miles (19 mins drive)

Shrewsbury: 17 miles (32 mins drive)

Planning & Supporting Information.

The site benefits from the following planning history:

24/00563/OUT - Outline planning application (layout, appearance, scale and access) for the demolition and clearance of existing buildings, the erection of 65 dwellings and associated infrastructure and engineering works APPROVAL IMMINENT -subject to a Draft s106 which is Agreed.

19/02385/FUL - Erection of 38no dwellings to include means of access; demolition of existing buildings and structures; remediation of site with associated highways and drainage infrastructure and other accommodation works./ APPROVED BUT NOW EXPIRED.

A full property info pack is available on request which includes the following:

- Layout Plans, Unit Plans & Elevation Drawings
- BNG Assessment
- CIL Calculation
- Draft s106 Agreement
- Phase 1 Ground Report
- Flood Risk Assessment & Drainage Strategy

NB: Whilst BJB will try and supply as much information as we can about the planning status of the land / property, please be mindful that we are not planning consultants and

accordingly it is important that prospective purchasers ensure they have inspected the land / property and rely upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses. All information is supplied in good faith and BJB cannot be held liable for any errors or omissions.

Schedule of Accommodation

67 x Total Units

54 x Market Sale

6 x 2 Bed Bungalows

20 x 3 Bed Two Storey Detached

18 x 4 Bed Two Storey Detached

10 x 5 Bed Three Storey Detached

13 x Affordable

2 x 1 Bed Semi

10 x 3 Bed Semi

1 x 4 Bed Detached

GDV

Our estimate of the GDV for the site is £36,000,000 see Property Info Pack for further details.

s106

A Draft s106 has been agreed with Shropshire District Council, a copy of which is included in the Property Info Pack, but in summary includes the following provisions:

- Affordable Housing (13 Units)
- Provision and maintenance of Public Open Space
- Cost in draft the s106 Agreement (£973)
- The draft s106 contains no further financial obligations

NB- the draft s106 refers to 65 units as this was the number on the original application, however, the numbers have increased to 67 but the s106 has yet to be updated.

Biodiversity Net Gain

All interested parties should satisfy themselves regarding BNG. The latest metric undertaken by the ecologists are contained in the Property Info Pack, which we understand demonstrates that BNG can be achieved on site, delivering a 17.6% uplift in habitat units and 10.31% uplift in hedgerow units.

Community Infrastructure Levy

All interested parties should satisfy themselves regarding any Community Infrastructure Levy obligation, however our calculations based upon the proposed scheme is as follows:
Market Housing: 9,184 m² x £139.64 per sqm = £1,282,453.76

Local Council

The site is located in the Council district of Shropshire Council
<https://www.shropshire.gov.uk/>

Tenure.

Freehold with vacant possession upon completion.

VAT

All prices quoted by Butters John Bee are exclusive of VAT unless otherwise stated. All interested parties should make their own enquiries to satisfy themselves with the VAT position.

Informal Tender

The site is offered for sale on an unconditional basis. Offers should be received no later than midday on Wednesday 10th September and should include the following information:

- 1) Name & Address of Purchaser
- 2) Solicitor details
- 3) Level of Offer
- 4) Any conditions attached to the offer
- 5) Proof of funding.
- 6) Confirmation of a 10% deposit
- 7) Proposed timescales for exchange & completion upon exchange of contracts
- 9) Any further information material to the offer

Viewings

Strictly By Appointment with the BJB Land & New Homes Team

All Enquiries

Paul G. Beardmore BSc MRICS
Director - Residential Land
Land & New Homes Team
residential-land@bjbmail.com
07809 215045

Looking for Land & Development Opportunities?

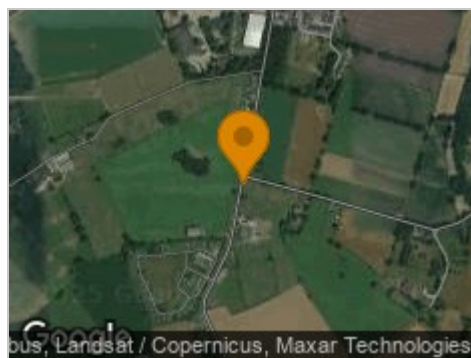
Please note that not all land & development opportunities will appear on our website. To ensure that you do not miss out on these opportunities please e-mail: residential-land@bjbmail.com or call the Land & New Homes team to discuss your requirements.



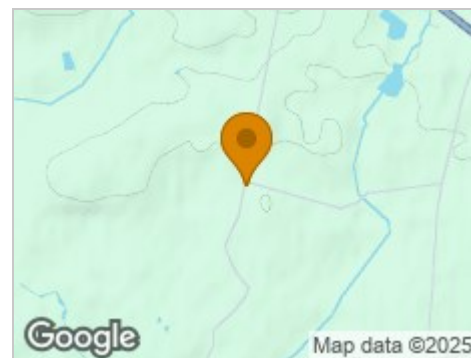
Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.