

FOR SALE

FORMER ST MARY'S CE SCHOOL, Dawsons Rough, Shrewsbury, Shropshire, SY4 4PF

Location

The property is located to the North of Shawbury Village, directly opposite the main entrance to the Shawbury RAF barracks. The property is situated in an area known as Dawson's Rough, to the east of the Wem Road (B5063). The general surrounding occupiers are a number of residential houses in use by the MOD as well as a new MOD sport complex. The property is situated on a Total Site area of 1.12 hectares (2.77 acres) which abuts MOD land. The access to the property is from the B5063 via a shared access road.

Description

The property currently comprises of a former school built in approximately 1967 and is of steel frame construction with brick elevations beneath a flat roof.

Internally the accommodation is currently divided into a number of classrooms, a large hall and WC/kitchen facilities. There is a tarmac play area surrounding the property.

The property is in need of some general repairs. The property benefits from sitting in a Total Site Area of approximately 1.12 hectares (2.77 acres).

Accommodation

All measurements are approximate.
Total Site Area 1.12 ha (2.77 acres).

Planning

Prospective purchasers should make their own enquiries.

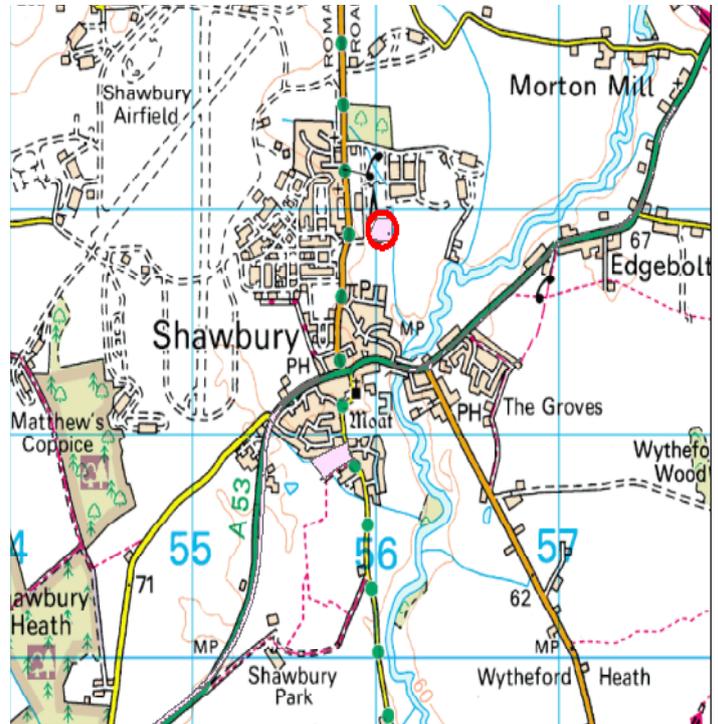
The planning advice we have received relating to the property is as follows:

The Local Planning Authority is Shropshire Council. We understand that the property currently falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property would lend itself to a variety of uses, subject to obtaining the relevant statutory consents. Prospective purchasers should satisfy themselves relating to the same.

The Council is shortly to commence a Local Plan Review, and expects to issue a call for sites in early 2017.

The Council offers a Pre Application Consultation Service, and details are available on the planning pages of the Shropshire Council website www.shropshire.gov.uk



Price: Offers in the region of £600,000 (exclusive)

Tenure

Freehold with vacant possession.
Title Number: SL197885.

FOR SALE

Halls¹⁸⁴⁵

COMMERCIAL

**FORMER ST MARY'S CE SCHOOL, DAWSON'S ROUGH,
SHAWBURY, SHROPSHIRE, SY4 4PF**



- Former School located on the North Side of the Village of Shawbury, currently benefitting from Consent for Use Class D1.
- Total Site Area extends to 1.12 ha (2.77 acres)
- Suitable for a variety of uses, subject to receipt of the relevant Statutory Consents.
Price : Offers invited in the region of £600,000 (Exclusive).

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Rateable Value

The property is currently removed from the Rating List. Prospective purchasers will need to make their own enquiries regarding any future liability.

Energy Performance Rating

To Order.

Legal Costs

Each Party is to be responsible for their own legal costs incurred in respect of the transaction.

Services

(Not tested at the time of our inspection).

It is understood that mains water, electricity, drainage and gas are connected to the property. Prospective purchasers should satisfy themselves relating to the same.

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Local Authority

Shropshire Council
The Shirehall
Abbey Foregate
Shrewsbury
Shropshire
SY2 6ND.
Tel: 03456 789 000

Viewing

Strictly by prior arrangement with the Sole Agent. For more information or to arrange a viewing please contact:

James Evans

E: james.evans@hallsgb.com

Rebecca Welch

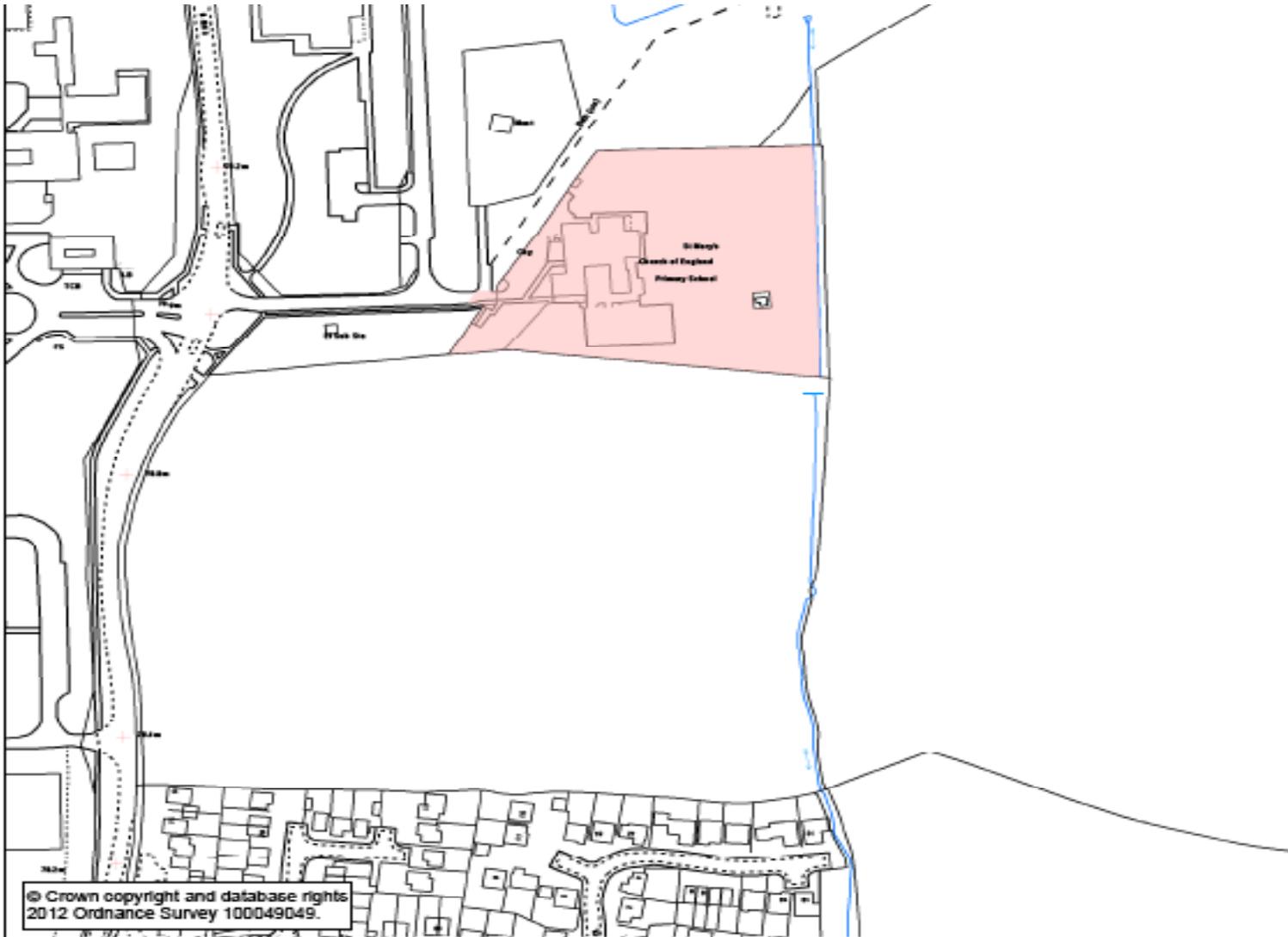
E: rebeccaw@hallsgb.com

01743 450 700



FOR SALE

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Dawsons Rough, Shrewsbury, Shropshire, SY4 4PF



Facilities Management Group
Shirehall, Abbey Foregate
SHREWSBURY
SY2 8ND



St Mary's CE School Shrewsbury

Drawing No.:	
Scale:	1:2,500
Date:	
Drawn by:	Property Information Unit



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