



FOR SALE – FREEHOLD DEVELOPMENT OPPORTUNITY THE SMITHFIELD HOTEL, SALOP ROAD, OSWESTRY, SHROPSHIRE. SY11 2NR

- Planning permission exists for development of 7 apartments with 7 car parking spaces.
- Substantial building used latterly as hotel with public licenced bar, restaurant and kitchens, with upper floor en-suite letting rooms. Now offering a range of potential alternative uses, all subject to the necessary planning and other permissions.
- Building in a form of shell condition, with original scheme for which planning was granted, having commenced.
- VIEWING: Celt Rowlands & Co. 01691 659659.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Peacocks, Prezzo, Home Bargains, Costa, Greggs and others, together with operating banks.

This building is boldly and prominently positioned on Salop Road, within the town centre, close to Sainsburys, the major town centre car park for 400 vehicles and adjoining a large range of other businesses, shops, offices, etc. as shown on the attached plan.

DESCRIPTION

A building arranged on cellar, ground, first and second floors, with the vendors having commenced a scheme of works in accordance with the planning permission indicated below, removing en-suite bathrooms and other facilities, and now allowing a purchaser to either finish the building works for the same scheme, subject to any other necessary statutory permissions required, or undertake any other change of use and scheme of works for which they may be able to obtain an alternative planning permission and other statutory permissions.

The floor plans are as shown in these details, not to scale and for identification purposes only.



Estimated gross internal floor areas are as follows:-

Cellar	35.00 m.sq.
Ground Floor	209.65 m.sq.
First Floor	176.65 m.sq.
Second Floor	151.99 m.sq.
Total Estimated Gross Internal Floor Area	538.29 m.sq. / 5794 sq.ft.

Externally

The site area is shown on the attached plan, which is subject to rights of way of two neighbours for driving of vehicles into their own parking area, and the 7 car parking spaces attributed to the 7 apartments are shown on the plan.

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



PLANNING

Planning permission was granted on the 14th March 2017, Ref.16/04426/FUL.

The planning permission is for 7 apartments, each with 1 car parking space, and the apartment comprise on each floor:-

Ground Floor:	1No. 2 Bedroom and 2No. 1 Bedroom
First Floor:	2No. 2 Bedroom
Second Floor:	1No. 2 Bedrooms and 1o. 1 Bedroom

The current external steel staircase is not required, and would be removed under this particular scheme.

The agents will be able to provide a copy of the main planning application decision notice on request, but the onus will be on interested parties to carry out their own complete investigations and due diligence as to the accuracy of all permissions granted, and as to any other statutory permissions which may be required in the future. Interested parties should employ appropriate advisers in each subject area.

The vendors are a long established development company which has commenced the building works permitted under the planning permission, and in their opinion the planning permission is therefore active.

SERVICES

It is understood that all mains services including gas, water, electricity and drainage are connected to the property.

ASKING PRICE FOR THE FREEHOLD INTEEST WITH VACANT POSSESSION AND FURTHER INFORMATION

Price on application.

Further information is available in the form of the main planning application Decision Notice with floor plans for the apartments, and Land Registry Title Documents.

VAT – The property is elected for VAT.

BUSINESS RATES - Interested parties should contact the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable.

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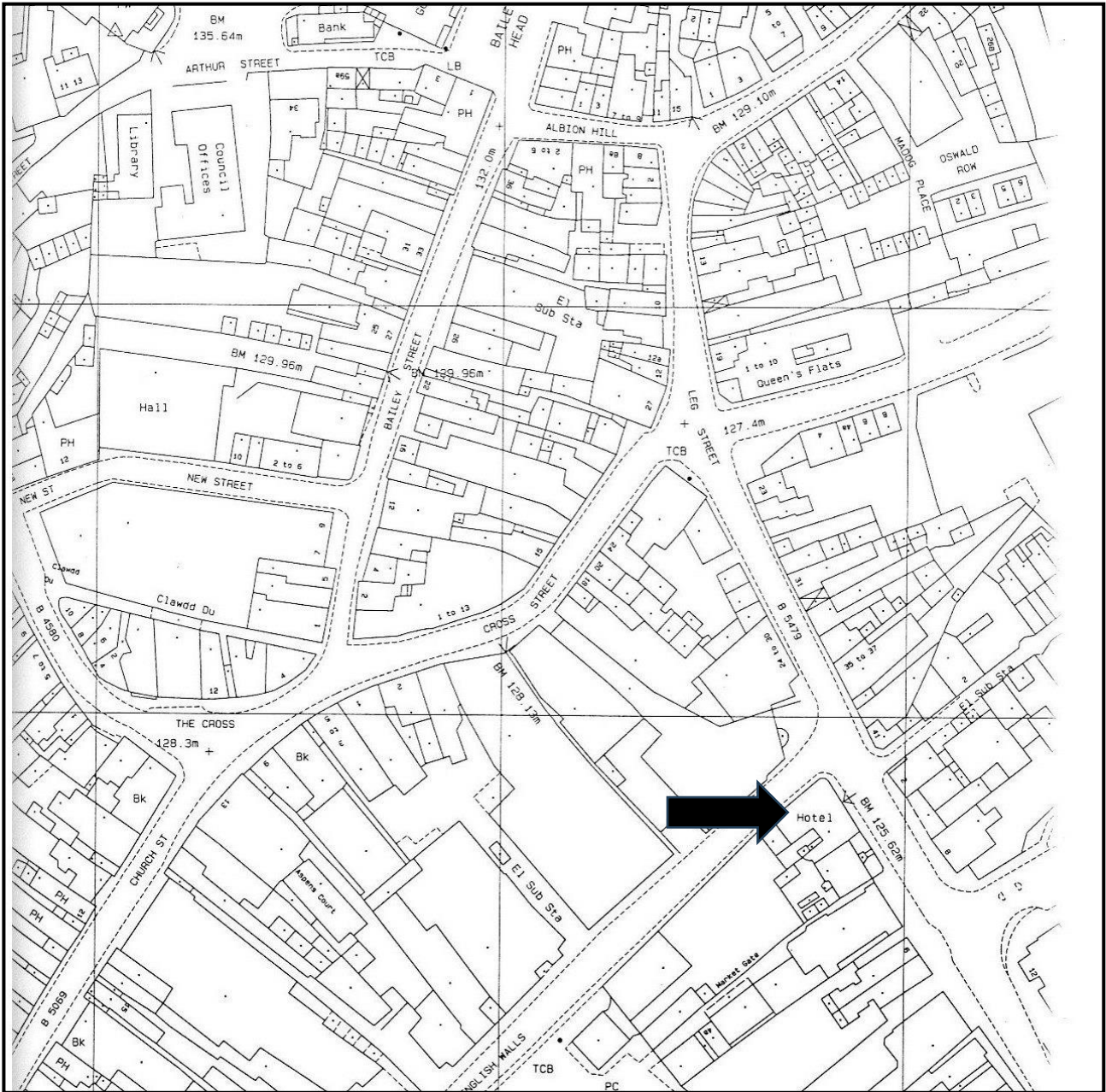
EPC RATING – Rating C.

VIEWING - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com



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**THE SMITHFIELD HOTEL,
OSWESTRY.**

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