

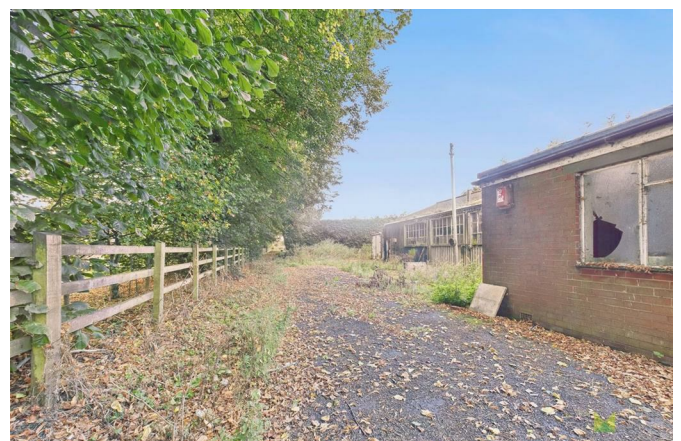
# Building Plots Love Lane Wem Shrewsbury SY4 5QS



null Bedroom Land - Building Plot  
Offers In The Region Of £340,000

## The features

- OUTLINE PLANNING GRANTED
- ENVIABLE LOCATION ON THE EDGE OF WEM
- SHORT WALK FROM THE RAILWAY STATION
- DEVELOPMENT SITE FOR 3 DETACHED HOMES
- CLOSE TO AMENITIES
- CONTACT US FOR FURTHER INFORMATION



**\*\*\* DEVELOPMENT SITE - OUTLINE PLANNING FOR 3 DETACHED \*\*\***

**A unique opportunity to purchase this development site with the benefit of Outline Planning Consent for the construction of 3 detached homes.**

**Occupying an enviable position on the edge of this popular North Shropshire market Town being a short stroll from the Railway station which has links to Shrewsbury, Crewe and London.**

**There are good facilities on hand including schools, shops, supermarket, doctors, dentist, churches, recreational facilities and for commuters ease of access to the A5/M54 motorway network.**

**For further details please contact our Wem office - 01939 234368 or email [judy@monks.co.uk](mailto:judy@monks.co.uk)**

## **Property details**

### **LOCATION**

The property occupies an enviable position on the edge of Love Lane, on the edge of this popular market Town, perfect for commuters with the Railway Station being a short stroll away with links to the County Town of Shrewsbury, Crewe and London. Wem is totally self sufficient with amenities including supermarkets, primary and secondary schools, doctors, range of independent stores, restaurants, takeaways, public houses and active Town Hall. There are good recreational facilities including a swimming pool and a regular bus service to Shrewsbury.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains water, electricity and drainage are connected.

#### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### **NEED TO CONTACT US**

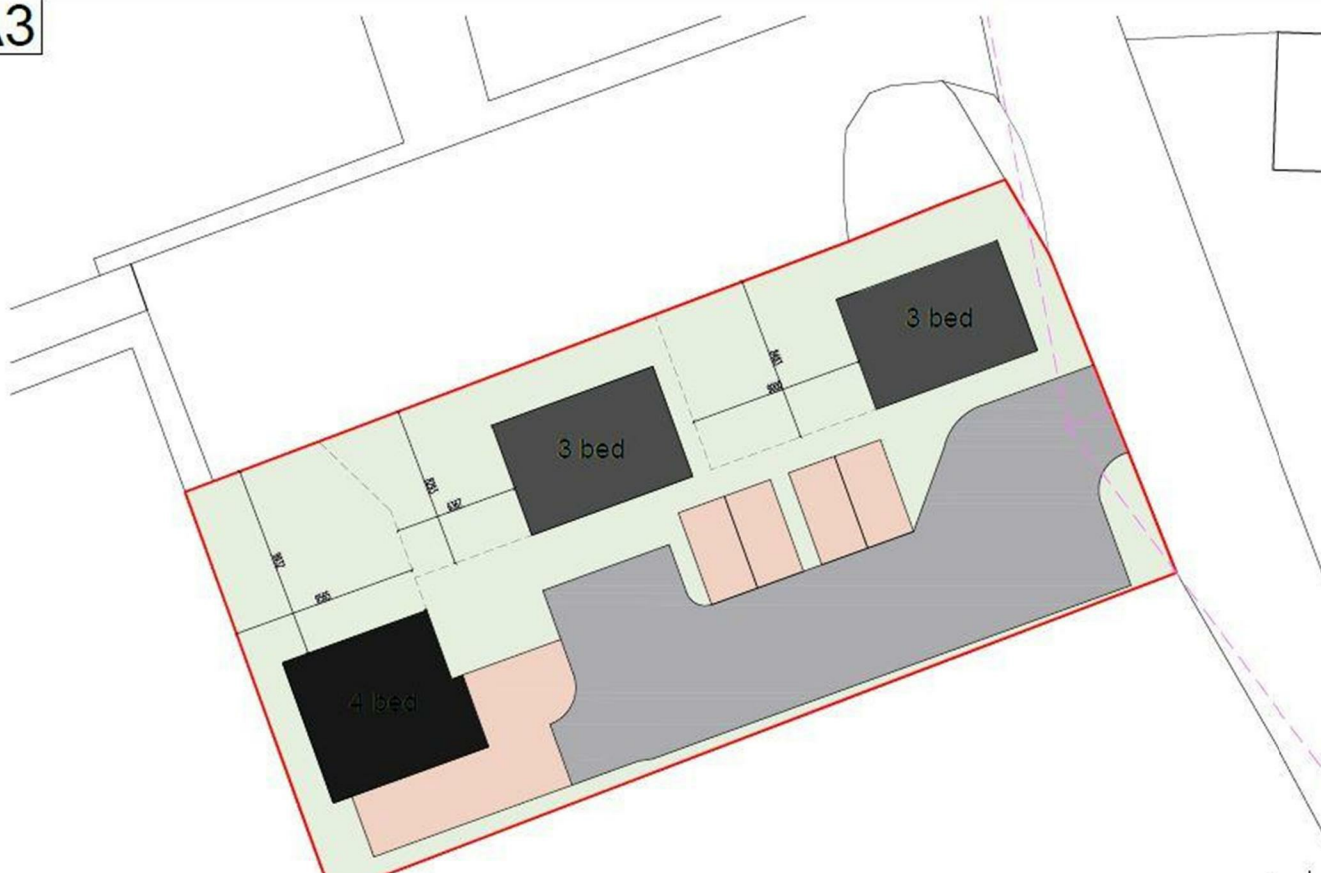
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## Building Plots Love Lane, Wem, Shrewsbury, SY4 5QS.

## null Bedroom Land - Building Plot Offers In The Region Of £340,000

A3





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.