



Land off Holyhead Road Montford Bridge SY4 1FB

Site with outline planning consent for up to 6 residential units.

An excellent opportunity to acquire a prime residential development site in Montford Bridge, a highly regarded village situated approximately four miles west of Shrewsbury.

Extending to approximately 0.5 hectares (1.2 acres), the site benefits from outline planning permission for the erection of up to six dwellings, with all matters reserved.

Method of Sale

Private Treaty

Tenure & Possession

Freehold with vacant possession upon completion

Planning

Outline planning permission was granted on 22 July 2026 for the erection of up to six dwellings, including one affordable dwelling, under Shropshire Council planning application reference 25/01629/OUT. The permission is subject to a Section 106 Agreement. Copies of the agreement and other relevant planning documents are available upon request.

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

Services

Interested parties to make their own enquiries

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

Sporting Timber & Mineral Rights

Sporting, timber and mineral rights are included within the sale where available.

Local Authorities

Shropshire Council
www.shropshire.gov.uk

Viewings

Viewings are by appointment with the selling agent.

Directions

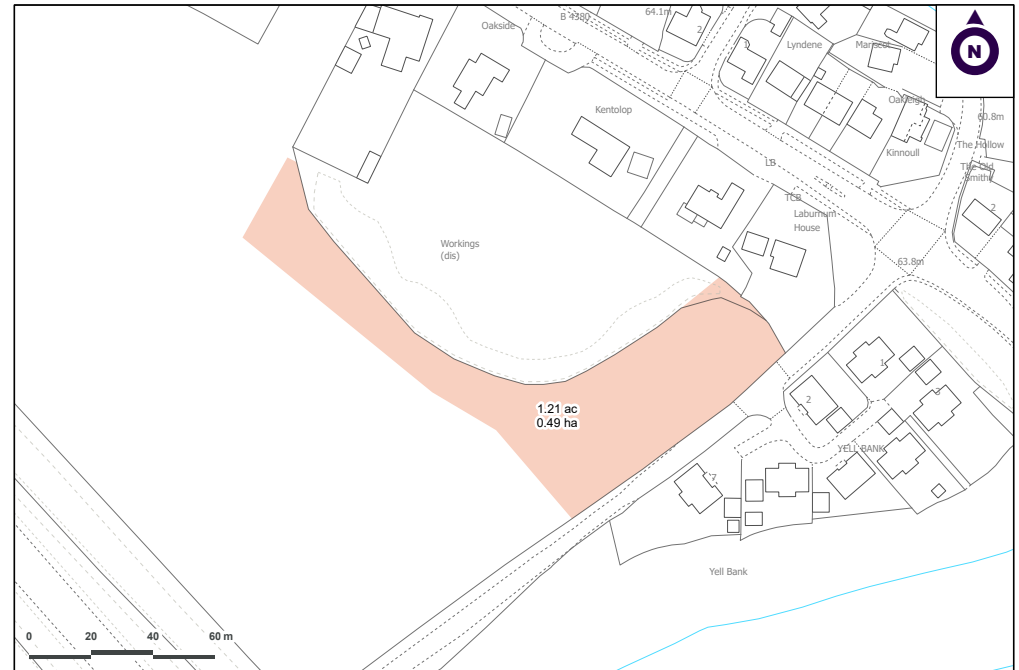
Upon entering Montford Bridge from Shrewsbury, cross the bridge and take the next left. The site will be found on the right-hand side, before the bridge over the A5.



/// booster.endings.vies

carterjonas.co.uk

Offices throughout the UK



Shrewsbury

01743 295 444 | shrewsbury.rural@carterjonas.co.uk

01743 213 261 | charlene.sussums-lewis@carterjonas.co.uk

01743 213 288 | john.cooke@carterjonas.co.uk

Canon Court North, Abbey Lawn, Shrewsbury, SY2 5DE

Important Information

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