



RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND OFF HARLEY ROAD, CRESSAGE, NR SHREWSBURY, SHROPSHIRE, SY5 6DF

Gross area extending to 6.01 acres (2.4 hectares)

MÜLLER
PROPERTY GROUP

Carter Jonas

**ACTING ON BEHALF OF THE
HEREFORD DIOCESE BOARD
OF FINANCE AND MULLER
PROPERTY GROUP, CARTER
JONAS IS PLEASED TO OFFER
A RARE OPPORTUNITY TO
ACQUIRE A HIGH-QUALITY
RESIDENTIAL DEVELOPMENT
SITE ON THE EDGE OF THE
POPULAR VILLAGE OF
CRESSAGE.**

LOCATION

Positioned close to the historic town of Shrewsbury and within easy reach of the wider West Midlands via the A458, Cressage offers excellent accessibility for commuters while retaining the character of a traditional English village.

The site is situated on the southern edge of the village, occupying a convenient position off Harley Road and adjacent to established housing. The setting is semi-rural, yet within easy walking distance of the village centre. The surrounding area is characterised by established housing and open countryside, creating an attractive environment.

Local amenities within the village include a convenience store, primary school, nursery, village hall, social club and GP surgery. The area also benefits from superfast broadband.

DESCRIPTION

The site comprises a broadly level parcel of pastureland extending to approximately 6.01 acres (2.4 hectares). It represents an infill opportunity bounded to the north and south by existing residential development. A woodland belt lies to the north-west, with open agricultural land adjoining to the south.

Vehicular access is proposed directly from Harley Road.

PLANNING

The Local Planning Authority is Shropshire Council.

The site benefits from an outline planning consent ref. 25/03043/OUT, for a residential scheme of up to 60 homes. The proposals incorporate site access, a new pedestrian crossing, highway improvements along Harley Road, public open space, and an affordable housing provision of no less than 20%.

Further planning information is available to interested parties within the data room.

TENURE

Freehold with vacant possession.

VAT

The subject property is currently not elected for VAT purposes and as such VAT will not be chargeable in respect of the agreed purchase price.

FURTHER INFORMATION

Supporting planning, legal and technical information for the site is available to interested parties through a secure data room. Access can be requested through Carter Jonas.

All interested parties are required to register and details will be verified prior to access being granted.

VIEWING

The property may be viewed from the public highway initially. Interested parties must not attempt to enter the site unaccompanied.

METHOD OF SALE

The property is offered for sale by informal tender. An offer pro forma, which must be completed and submitted as part of any bid, is available within the data room.

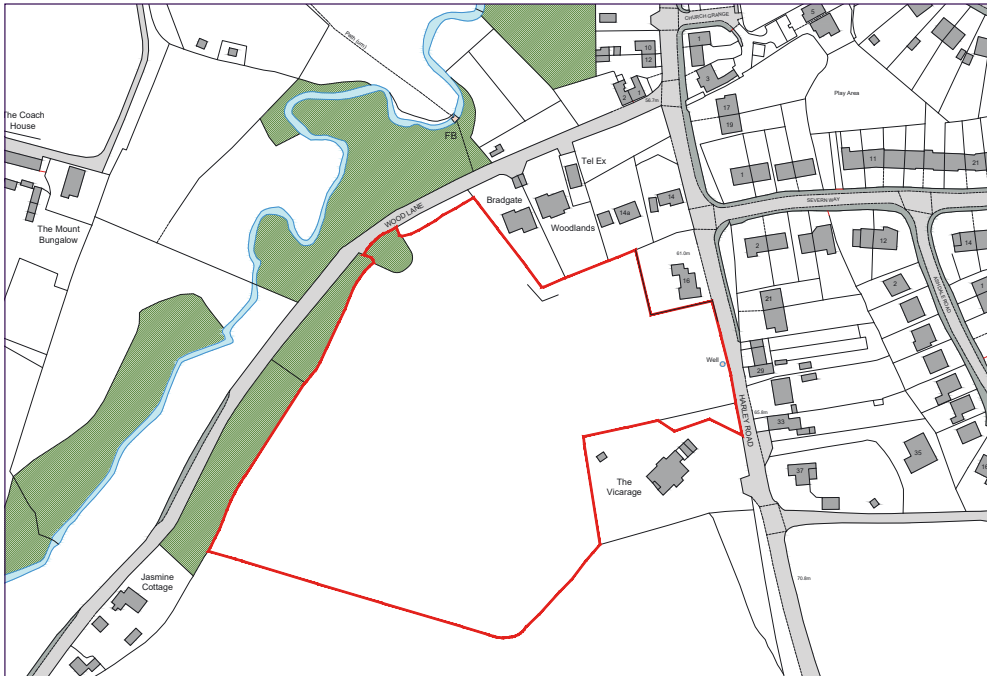
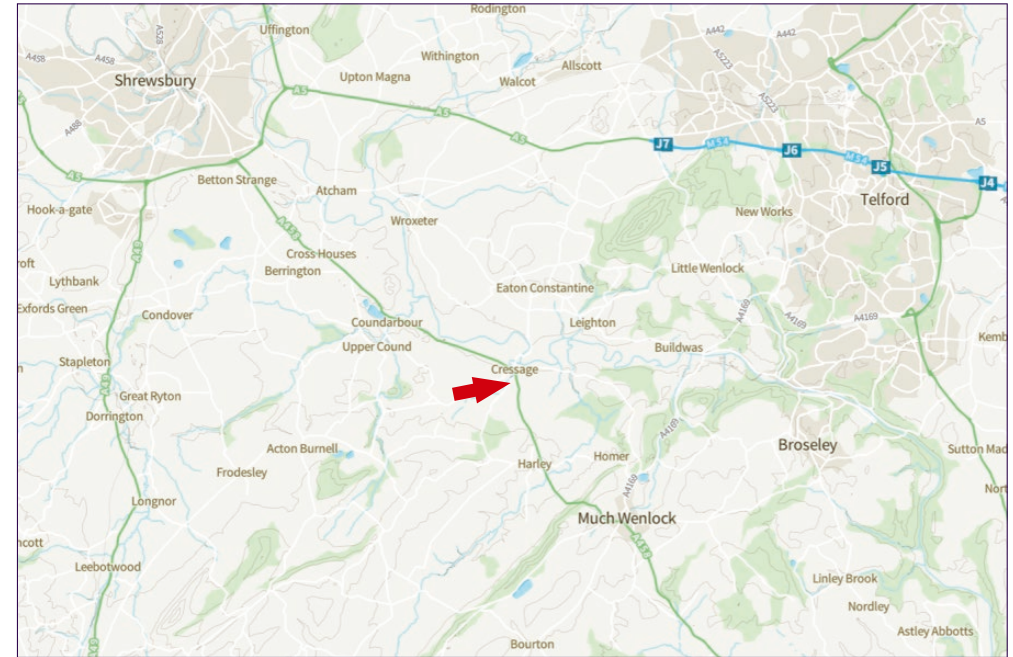
The deadline for submission of offers will be confirmed following expressions of interest. Offers should be submitted to Carter Jonas in accordance with the instructions provided in the data room.

The vendor reserves the right not to accept the highest or any offer received.

Subject to Contract July 2026







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IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



Carter Jonas