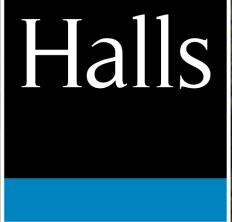


An aerial photograph of an industrial estate. The central feature is a large, light-colored warehouse with a dark grey corrugated metal roof. The warehouse has two large bay doors on the front, labeled 'UNIT 1' and 'UNIT 2'. In front of the warehouse is a paved parking area with yellow lines and 'KEEP CLEAR' markings. Several vehicles are parked or moving: a white truck with 'AKH VISUALS' on its side, a red van, a white van, and several cars. To the right of the warehouse, there are several colorful shipping containers (red, blue, green) and a large blue and green arched storage structure. The estate is bordered by trees and a fence. The text 'Image for illustrative purposes only' is overlaid in the top right corner.

Image for illustrative purposes only

For Sale: Development Land, Wem Industrial Estate

Wem | Shropshire | SY4 5SD





For Sale: Development Land Opportunity – Prime Plot at Wem Industrial Estate

Halls Commercial are pleased to offer a well-located, rectangular parcel of development land (0.86 acres) within the established Wem Industrial Estate. The site benefits from full planning permission for an 8,000 sq ft industrial unit/warehouse, making it ideal for owner-occupiers, developers, or investors seeking a presence in a strong commercial location with excellent transport links.

This is a rare opportunity to acquire consented commercial development site in one of North Shropshire's key industrial areas. Full planning details are available via Shropshire Council, providing a clear and immediate route to development.

Development Land Wem Industrial Estate

The development land is prominently situated at the end of Row C within the established Wem Industrial Estate and extends to approximately 0.86 acres (0.35 hectares). The site benefits from full planning consent for the construction of a new-build commercial unit extending to 8,000 sq ft (743.15 m²).

The sale will include the full suite of supporting documentation and intellectual property associated with the consent, offering a ready-to-develop opportunity for purchasers.

The site is level and benefits from a hard-corded surface, providing a strong foundation for immediate development. Architect's impressions of the proposed unit are included within these particulars, highlighting the potential of the scheme.

The planning approval, granted under reference 23/01890/FUL, permits the erection of two commercial units. Further information is available from the sole selling agents upon request.



Location

The commercial development land is prominently located at the end of Row C within Wem Industrial Estate, directly opposite DKL Rubber Limited. This well-established estate serves as the principal commercial and industrial hub for the town of Wem, offering excellent connectivity and access to key regional transport links.

Key Location Features:

- Located on the eastern edge of Wem, approximately 0.25 miles from the town centre.
- Forms part of Wem Industrial Estate, the main employment area for the town, accommodating a range of commercial and industrial occupiers.
- Approximately 3 miles from the A49 trunk road, providing direct links to the A5 and M54, and onward access to the national motorway network.
- Good public transport access, with Wem railway station nearby offering regular services to Shrewsbury, Crewe, and further connections to Manchester and Cardiff.
- Situated close to all local amenities, with a range of retail, service and community facilities available in Wem.
- The estate benefits from an established commercial environment with supporting infrastructure and a local skilled workforce.

This strategic location makes the site suitable for a range of commercial and industrial uses, offering potential for development and long-term investment.

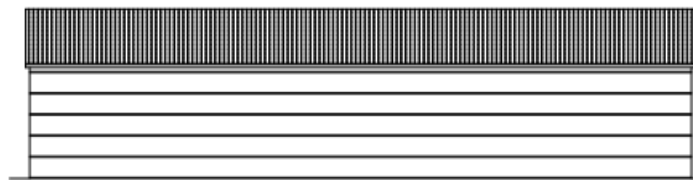




Proposed Details



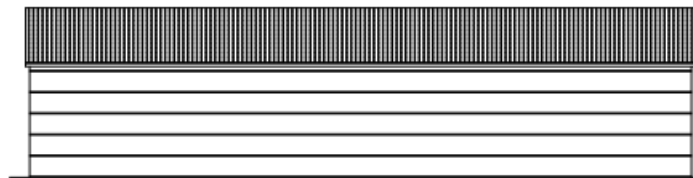
South Elevation



West Elevation



North Elevation



East Elevation



Floor Plan

Revision:	
A: East and West Elevations corrected.	20/05/23

Sean Caddick Architectural
13 Belvidere Walk
Dronowbury
SY2 5LT
sean@caddick-architectural.co.uk
Tel: 07971 106529

Client:
WGL Strategic Planning Ltd

Project:
Commercial Development
West Industrial Estate
Wales

Drawing title:
Proposed Floor Plan and Elevations
Units 1 - 2

Scale:
1:100 @ A1

Date:
March 2023

Drawing number:
23-0006-04

Revision:
A

Key Details

Rateable Value

The land is yet to be assessed.

Price

Offers in the region of **£325,000** (three hundred and twenty five thousand pounds) exclusive.

VAT

The land will be sold subject to VAT. VAT will be payable on the sale price.

EPC

Not applicable.

Legal Costs

Each party is responsible for their own legal costs.

Service Charge

The land is subject to a service charge for the common areas of the estate. Further information from the selling agent.

Local Authority

Shropshire Council
Shirehall, Abbey Foregate
Shrewsbury, Shropshire, SY2 6ND



0345 678 9000



WWW.SHROPSHIRE.GOV.UK

Tenure

The property is offered for sale freehold with vacant possession.

There will be a liability for the payment of a service charge for the overall maintenance of the communal roads and communal services serving the estate as a whole. Further details from the selling agents upon request.

Services

Purchasers should rely on their own enquiries
The land will be sold with connections for mains water, electricity and drainage.

Planning

The land has the benefit of planning consent reference number 23/01890/Ful for the development of the land for the construction of two commercial units.

Accommodation

All measurements are approximate. Total Site Area 0.86 acres (0.35 hectares).

IMPORTANT NOTICE: Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE: Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.







Halls


Viewing is strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:


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Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

