



# Development to the rear of The Vicarage

Tilstock | Whitchurch | SY13 3JL

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Whitchurch 2.5 miles. Wem 6.5 miles.  
Market Drayton 11.5 miles. Shrewsbury 17.5 miles  
(all distances approximate)

A rural village site set  
in about 1.16 hectares with  
outline planning permission  
for 25 dwellings

## Situation

Set in the heart of the village of Tilstock which offers a Church, primary school, public house and bowling club.

The local towns of Market Drayton, Whitchurch and Wem offer excellent day to day facilities including shopping, educational and recreational facilities.

The county towns of Shrewsbury, Chester and Stafford as well as The Potteries in Telford give the area a fine selection of shops, schools and other amenities.

There are excellent road communications. International Airports can be found at Birmingham, Manchester, Liverpool and East Midlands.

## Development Site

The development proposed includes a mix of 2, 3 and 4 bedroom homes together with affordable housing which will assist in meeting local needs. The houses can be well designed and inclusive, incorporating sufficient garden space and off road parking for each dwelling combined with a generous level of public open space resulting in a well designed and desirable development in accordance with the requirements of the NPPF.

Outline Planning Permission ( 13/01912/OUT ) was granted for 25 dwellings of which 4 are affordable.

## Planning Pack

A planning pack containing a full copy of the Outline Planning Permission with accompanying plans and local service maps and a Section 106 Agreement can be obtained electronically from the agents. Please email request to [sales@balfours.co.uk](mailto:sales@balfours.co.uk) for a copy.

## Overage

Should the purchaser obtain consent for more than 25 dwellings there will be an overage payment to the Diocese.

## General

**Services:** We understand that mains electricity and water are available. Drainage to be onsite.

**Local authority:** Shropshire Council: 0345 678 9000

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. The Vendors will retain a right of access across the site for future development.

## Directions

From Shrewsbury proceed north to Wem and from Wem towards Whitchurch on the B5476 and on entering the village of Tilstock the site is to the rear of The Vicarage which is on the left on entering the village.

**Balfours**  
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