

GUIDE PRICE
£10,000

BIDDING DEPOSIT
£1,000

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF

SEVERN
TRENT



Ightfield DSR, off Burleydam Road, Ightfield near Whitchurch, SY13 4NR

Freehold redundant earth covered above ground reservoir on a site of approximately 0.26 acres (0.11 hectares) with vacant possession

Bid1.

Property Summary

- Freehold covered reservoir site
- Potential for alternative use
- Extensive views
- Vacant possession

Location

Ightfield is one of a cluster of small and attractive villages situated close together in countryside some 4 miles to the south east of Whitchurch, whose proximity is encouraging new residential development throughout the area. The property is located to the north of Kennels Dairy Farm, and to the east of Burleydam Road.

The approximate position of the property can be located as follows:
Grid Reference: SJ58 8389
www.gridreferencefinder.com

Description

The property, a former covered reservoir occupies an elevated position in open fields to the rear of the farm buildings. The property is in two adjoining parts and enjoys extensive views in all directions. The site extends to approximately 0.26 acres (0.11 hectares).

We understand that utility services including water are in close proximity to the site and telecoms are located in the field adjoining the site. Interested parties should refer to the legal pack and make their own enquiries to satisfy themselves on the availability of any service.

Planning

Dalcour Maclaren have provided a Planning Technical Note on the redevelopment potential of Distribution Storage Reservoirs. This can be downloaded from the legal pack. Part of their Summary states:
"There are a number of options available for the re-use or re-development of DSR sites. Whilst this will require detailed assessment on an individual site basis, most sites could benefit from the designation of "previously developed land" and so can offer the principle of redevelopment for appropriate alternative uses."

The above is for information purposes and should be read in conjunction with the full report contained within the legal pack. Further enquiries should be directed to:
Shropshire Council
www.shropshire.gov.uk



Tenure

Freehold with vacant possession

VAT

We understand VAT is not payable

EPC

No EPC required

Note

Interested parties should read the legal pack for further information relating to easements and overages, for example, that may be applicable to the site.



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