



**FOR SALE/TO LET**  
**INDUSTRIAL DEVELOPMENT LAND, MAESBURY ROAD,**  
**OSWESTRY. SY10 8HA**  
***(small frontage to Shrewsbury Road)***

- Approximately 1.3 acre of industrial land.
- Being offered subject to any necessary planning and statutory permissions being obtained.
- VIEWING - STRICTLY by contacting Oswestry Office - 01691 659659.  
[oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

## LOCATION

Oswestry is the County of Shropshire's third largest town with a former Borough population of around 36,000 and a catchment substantially higher. The town has a range of substantial employers including British Telecom, Practice Plan, Gutter Crest and a multitude of office and industrial based companies.

This site is situated with access frontage to Maesbury Road, adjoining the Aldi Store and with a small frontage to Shrewsbury Road, immediately adjoining the Aldi entrance. Maesbury Road is one of the main industrial and trade counter pitches – linking the town centre with the A483 Welshpool road. Please see the attached site plan. There may also be an access which might be agreed via the adjoining industrial estate.

## DESCRIPTION

A site of approximately 1.3 acre which can be purchased as a whole or potentially (subject to agreement) in lesser amounts.

On the north west boundary of the site lies a mobile phone mast – further details on request.

## PLANNING AND POTENTIAL

Whilst interested parties should obtain their own advice on which they can rely, concerning potential uses, and by directly approach the Local Authority (Shropshire Council – 0345 6789003), it is believed and understood that this is zoned industrial land and with the recent arrival of the Aldi and Morrisons supermarkets. This might point to the potential for other allied or commercial uses, subject to obtaining the necessary statutory permissions.

We believe the most recent usage of the land (in part) was for storage of manufactured products.

## BUSINESS RATES

To the best of our knowledge there is currently not a rating assessment for this land, since it is in an undeveloped state and as such has not attracted an assessment from the Valuation Office. Interested parties however must make their own enquiries in this regard – Shropshire Council – 0345 6789003.

## PRICE, FREEHOLD AND LEASEHOLD TERMS, SUBJECT TO CONTRACT

On application.

**VIEWING** - By arrangement with the agents.

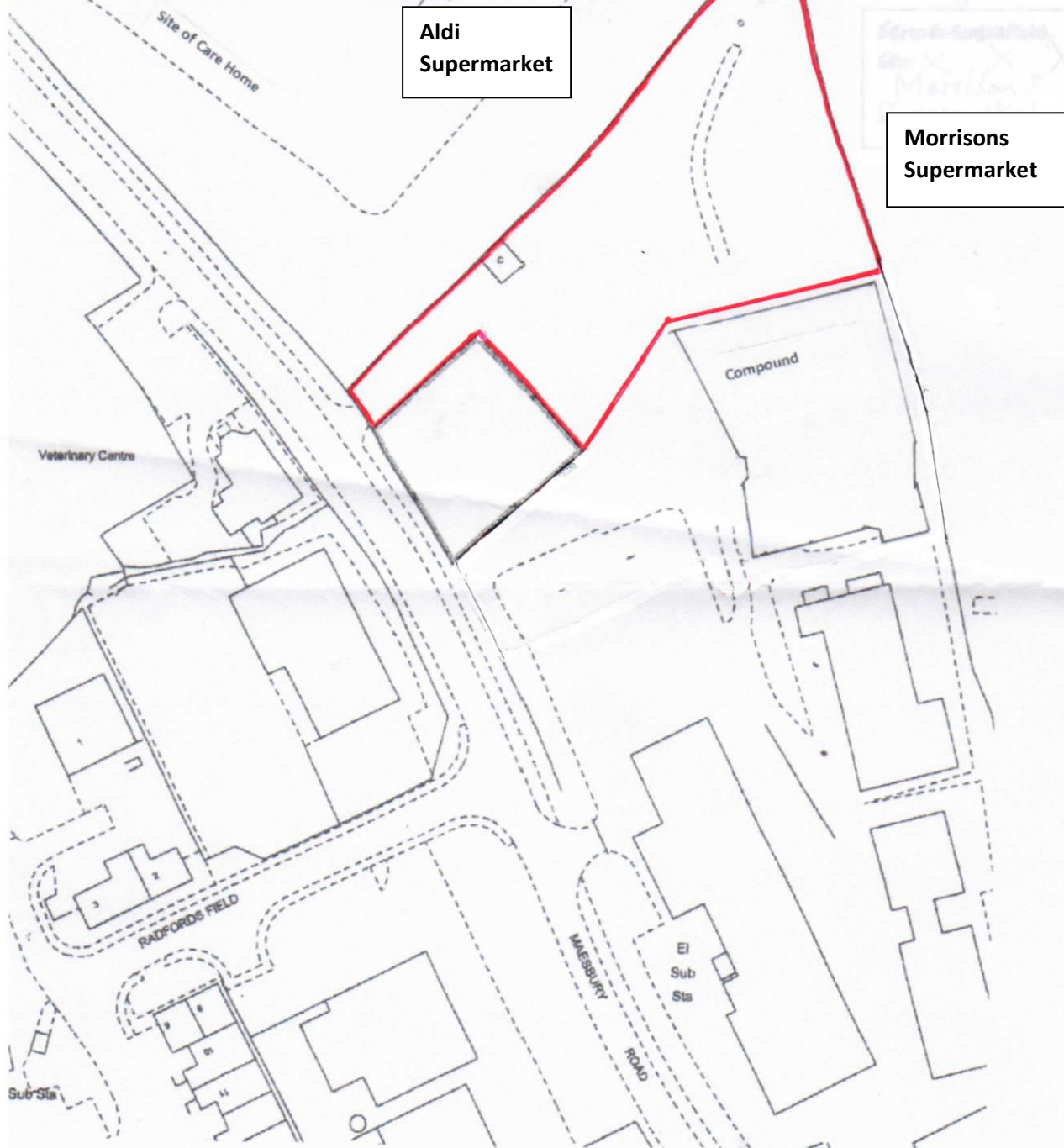
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Land at Maesbury Road, Oswestry

Not to scale and for identification purposes only.

Aldi  
Supermarket

Morrisons  
Supermarket



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