



# The Old Post Office

Knockin, Oswestry, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A residential development project located in the heart of a favoured Shropshire Village

Located in the pretty village of Knockin which boasts its own shop and public house is this exciting residential development opportunity for three detached homes and an existing detached cottage, formerly the village post office



**FOUR  
DWELLINGS**



**CIRCA 0.52  
ACRE**



**FREEHOLD**



**VILLAGE**



**PLANNING  
APPROVED**



**GUIDE PRICE  
£650,000**

### The development

Planning permission has been granted for three attractive detached properties of differing sizes and styles all of which have been thoughtfully designed to suit both their village environment as well as today's modern living.

Included within the sale is an existing quaint detached cottage which until recently has been let by our clients.

### Plot 1

Positioned to the front of the development this pretty detached cottage style home of around 1180 square feet (GIA) offers three bedrooms, ensuite to principal bedroom, family bathroom, kitchen/dining room, sitting room, utility room and double width garage/car barn.

### Plot 2

A traditional cottage style home of about 1180 square feet (GIA) offering accommodation over two floors consisting of kitchen/dining room, sitting room, utility room, three bedrooms, ensuite to principal bedroom, family bathroom and double width garage/car barn.

### Plot 3

An attractive detached home with double width garage/carbarn of about 2024 square feet (GIA) following the style of a Threshing Barn. On the ground floor the accommodation consists of kitchen/dining room, utility room, pantry, sitting room and family room. All four bedrooms are positioned on the first floor, two of which have ensembles, the principal bedroom also has a dressing room.



## The Old Post Office Cottage

The cottage offers flexible accommodation of around 1223 square feet over two floors. There are two bedrooms on the first floor and the ground floor consists of kitchen, three reception rooms and family bathroom, there is also allocated parking spaces.

## Location

Knockin village itself boasts a plethora of local amenities including public house, church, medical centre, post office/general store and the quintessentially English Knockin & Kinnerley cricket club and pavilion.

The nearby market town of Oswestry and the historic county town of Shrewsbury offer an excellent range of shops, cafes, restaurants, educational and recreational facilities.

Road links are very good with access north to Chester, east to Telford, south to Ludlow and access to the

West Midlands conurbation and national motorway network beyond. There are train stations available at Gobowen and Shrewsbury and for regular air travellers the national airports of Birmingham, Manchester and Liverpool are within reasonable driving distance.

## Planning

Ref: 24/04442/FUL

Prospective purchasers are advised that they should make their own enquiries of the local planning authority

## Distances

- Baschurch 6 miles
- Oswestry 6 miles
- Shrewsbury 13 miles
- Telford 28 miles
- Chester 32 miles
- Birmingham 60 miles

## Nearby Stations

- Shrewsbury
- Gobowen
- Wem

## Key Locations

- Village Shop
- Public House
- Church
- Cricket Club
- Doctors Surgery
- Theatre Severn

- River Severn
- British Iron Works Centre
- Attingham Park National Trust
- Nesscliffe Hills
- Shrewsbury (Historic county town)
- Oswestry (Historic market town with Cambrian Heritage Railway)

## Nearby Schools

- Packwood Haugh Prep
- Moreton Hall
- Oswestry School
- The Corbet
- Ellesmere College
- Prestfelde Prep
- Shrewsbury School
- Shrewsbury High School
- Adcote School









### Plot 1 (Plot 2 handed)



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



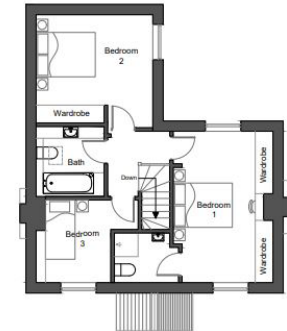
Proposed East Elevation

### Plot 1 (Plot 2 handed)



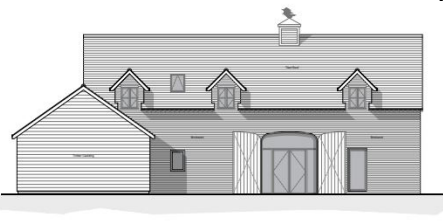
Proposed Ground Floor Plan  
GIA 55.9 m<sup>2</sup> / 601.7 ft<sup>2</sup>

Combined Area  
GIA 109.7 m<sup>2</sup> / 1,180.8 ft<sup>2</sup>



Proposed First Floor Plan  
GIA 53.8 m<sup>2</sup> / 579.1 ft<sup>2</sup> En Suite

### Plot 3



Proposed North Elevation



Proposed West Elevation

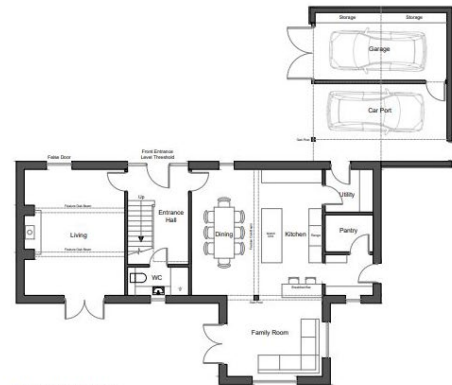


Proposed South Elevation



Proposed East Elevation

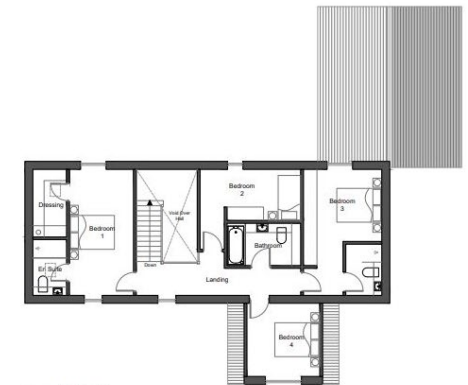
### Plot 3



Proposed Ground Floor Plan  
GIA 101.8 m<sup>2</sup> / 1,095.7 ft<sup>2</sup>

Car Port  
GIA 36.6 m<sup>2</sup> / 415.4 ft<sup>2</sup>

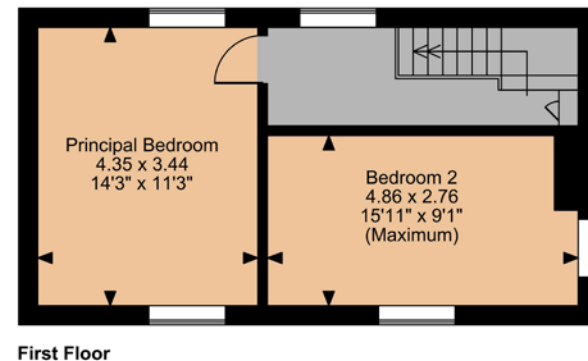
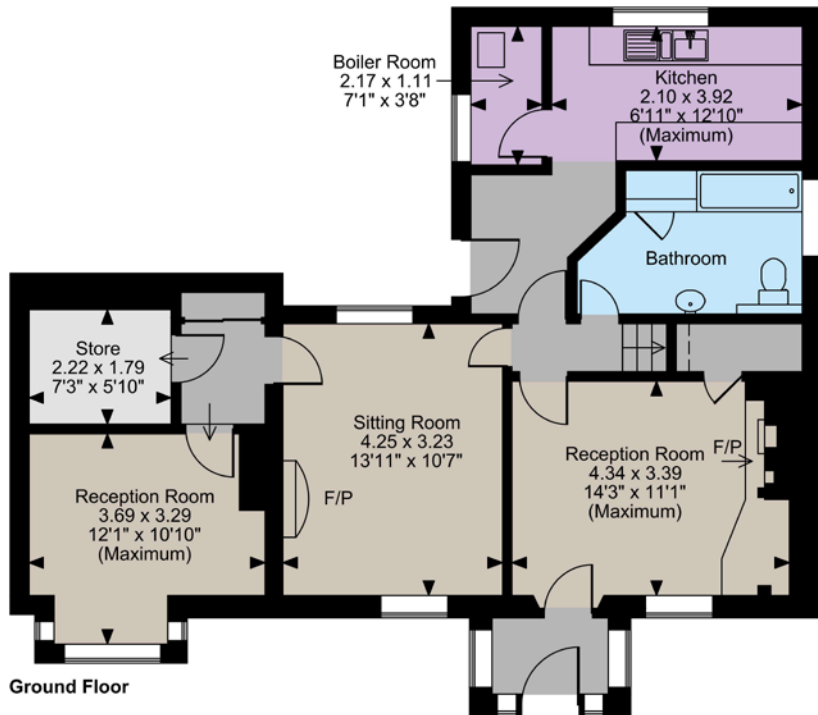
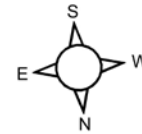
Combined Area (Excluding Car Port)  
GIA 188.1 m<sup>2</sup> / 2,024.7 ft<sup>2</sup>



Proposed First Floor Plan  
GIA 86.3 m<sup>2</sup> / 928.9 ft<sup>2</sup>







The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplan The Old Post Office Cottage

House internal area 1,223 sq ft (114 sq m)

For identification purposes only.

### Directions

Post Code SY10 8HJ

what3words: ///hound.embarks.majors

### General

Local Authority: Shropshire Council

**Services:** Prospective purchasers are advised that they should make their own enquiries of Shropshire Council and Utility Companies.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Old Post Office Cottage Band D - Plots unallocated

**Wayleaves 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.

**CIL Liability:** £71,636.79 responsibility of the incoming purchaser - please seek confirmation from Shropshire Council.

**Agents note:** Viewings strictly by appointment only.

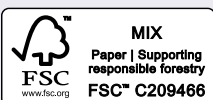
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## West Midland New Homes

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