

SHIFNAL, SHROPSHIRE



The sale of 400 plots with detailed consent at Shifnal, Shropshire, comprising of 216 plots to Bovis Homes Limited and 184 plots to Taylor Wimpey UK Limited.

This site at Houghton Road, Shifnal in Shropshire comprised of agricultural land extending to circa 44.25 gross acres (17.9 ha).

We originally entered into an Option Agreement with the landowners, which was later converted to a Promotion Agreement, to allow the site to be sold on the open market. Delivery of the site entailed a three step process, as detailed below.

We submitted an outline planning application to establish the principle of residential development on the land. This led

to planning permission being granted by Shropshire Council within 11 months from the date of submission. The outline consent included residential development and sites for a community swimming pool, a medical centre, community allotments and associated infrastructure.

The land sales marked the completion a focused 26 month promotion process, over which Lioncourt achieved outline residential planning permission on an unallocated green field site, the full approval of reserved matters for 400 plots and the open market sale of the land to two major PLC house builders.



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