PROPERTY CONSULTANTS

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**Tuesday, 10 November 2026**

**RE: The Former Oxon Priory, Welshpool Road, Shrewsbury, SY3 8DL**

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before 5:00 PM on **Thursday, 26 November 2026**.

**The following information will be required if you wish to submit a freehold offer:**

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address)
- An offer in writing stating the amount you wish to pay for the property
- Proposed timescales to exchange and complete contracts
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc
- Please confirm your intended future use of the property
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

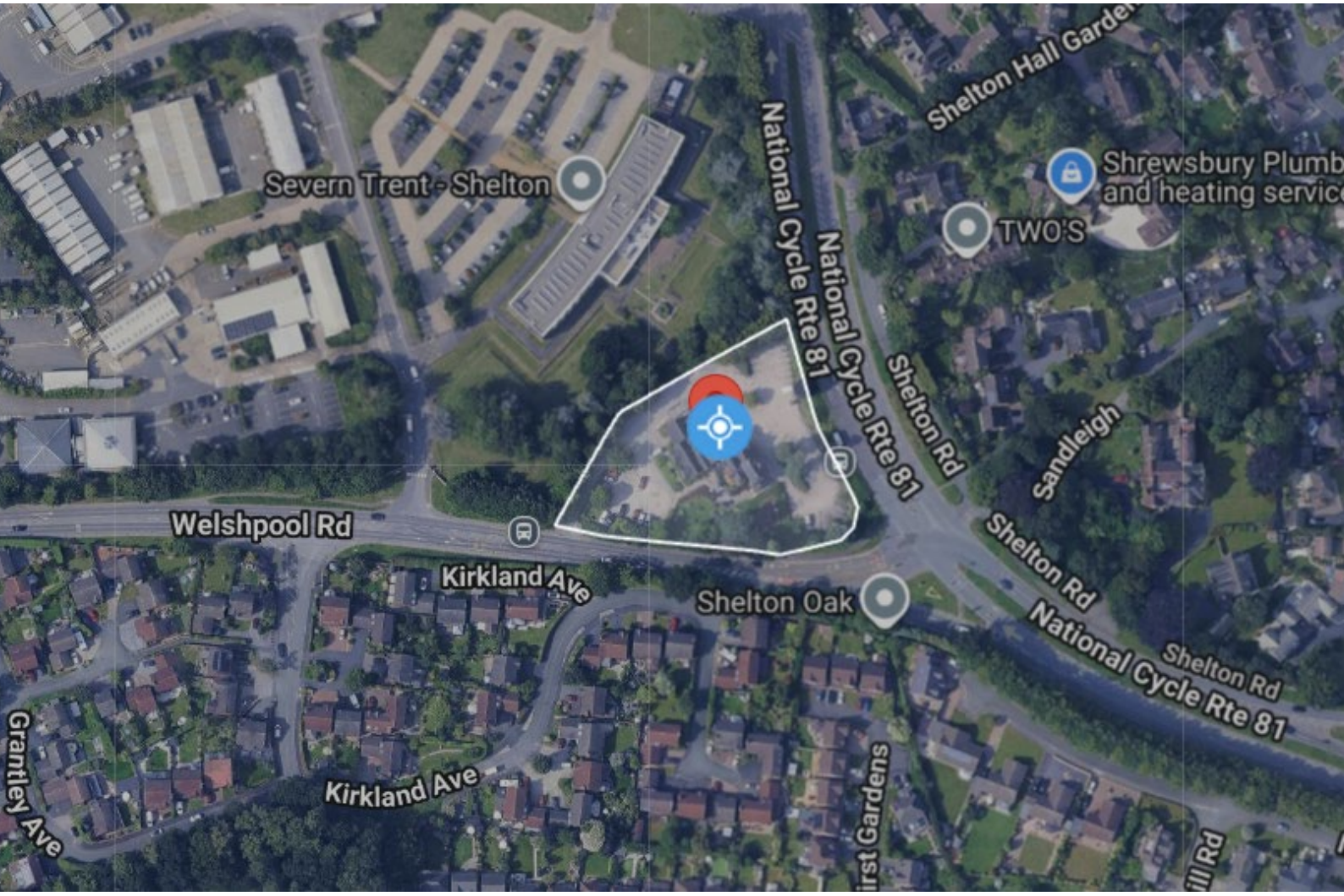
*Please note that our client is not obliged to accept the highest offer or indeed any offer.*

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# FOR SALE FREEHOLD – GUIDE PRICE £950,000 + VAT

## THE FORMER OXON PRIORY, WELSHPOOL ROAD, BICTON HEATH, SHREWSBURY, SY3 8DL

*****PERMISSION TO DEMOLISH BUILDING GRANTED*****




- Former licensed premises located on the suburban boundary of Bicton Heath and Shelton, c. 2 miles west of Shrewsbury town centre
- Prominent corner location fronting Welshpool Road, adjacent to Severn Trent Shelton and close to Royal Shrewsbury Hospital
- Plot size of circa 1.273 acres
- Permission to demolish the site has been granted following extensive fire damage in October 2025 (25/04054/DEM)

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**6 Bennetts Hill, Birmingham, B2 5ST**
**7-9 Henrietta Street, London, WC2E 8PS**

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## Location

Shrewsbury is a historic and well-established county town in Shropshire, located approximately 40 miles west of Birmingham and around 15 miles west of Telford. The town benefits from strong regional connectivity via the A5, A49 and A458, together with regular rail services to Birmingham, Manchester, Chester and Wales. Shrewsbury serves as a key commercial, employment and residential centre for the wider area, with a mix of established suburbs, business parks and attractive surrounding villages.

The Oxon Priory occupies a prominent roadside position fronting Welshpool Road (A458) at Shelton Corner, within the suburban area of Bicton Heath on Shrewsbury's western side. The site sits immediately to the east of Severn Trent's Shelton water treatment plant and offices and Oxon Business Park.

The wider vicinity comprises a blend of residential neighbourhoods, local retail parades and established roadside operators. Nearby amenities include Bicton Heath Shopping Centre and a range of local services along Welshpool Road, reinforcing the area's role as a busy suburban hub. The site is also in close proximity to the Royal Shrewsbury Hospital.

## Property Description

The Oxon Priory is a part two / part three-storey detached property of stone and brick construction, with later single storey additions. The property has been heavily fire damaged following a fire in October 2025.

Externally there is a trade beer garden to the side and car parking for around 65 vehicles.

The property's Gross External Area is around 6,215 square feet and it sits on a plot size amounting to circa 1.273 acres.

## Tenure

Freehold. The property is held under Title Number SL39458 and the Title Plan is included on page 3.

## Planning & Development

Shropshire LPA have granted approval for the demolition of the building following extensive fire damage to to the property. Further details can be found on Shropshire's planning portal, planning reference 25/04054/DEM.

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. There is a Tree Preservation Order on the site covering a number of trees on site.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £37,250. The domestic accommodation is within Band B for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

An EPC is not available due to the fire damaged condition of the property. Interested parties are advised to make their own enquiries regarding energy performance requirements in the event of redevelopment or reconstruction.

## Viewings

Due to the condition of the property as a result of the fire damage, there will be no internal viewings. Interested parties are strictly prohibited from entering the premises and instructed to only view externally.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtscommercial.co.uk



Contact: Harry Dowen
Tel: 07534 620 899
Email: harry@wtscommercial.co.uk

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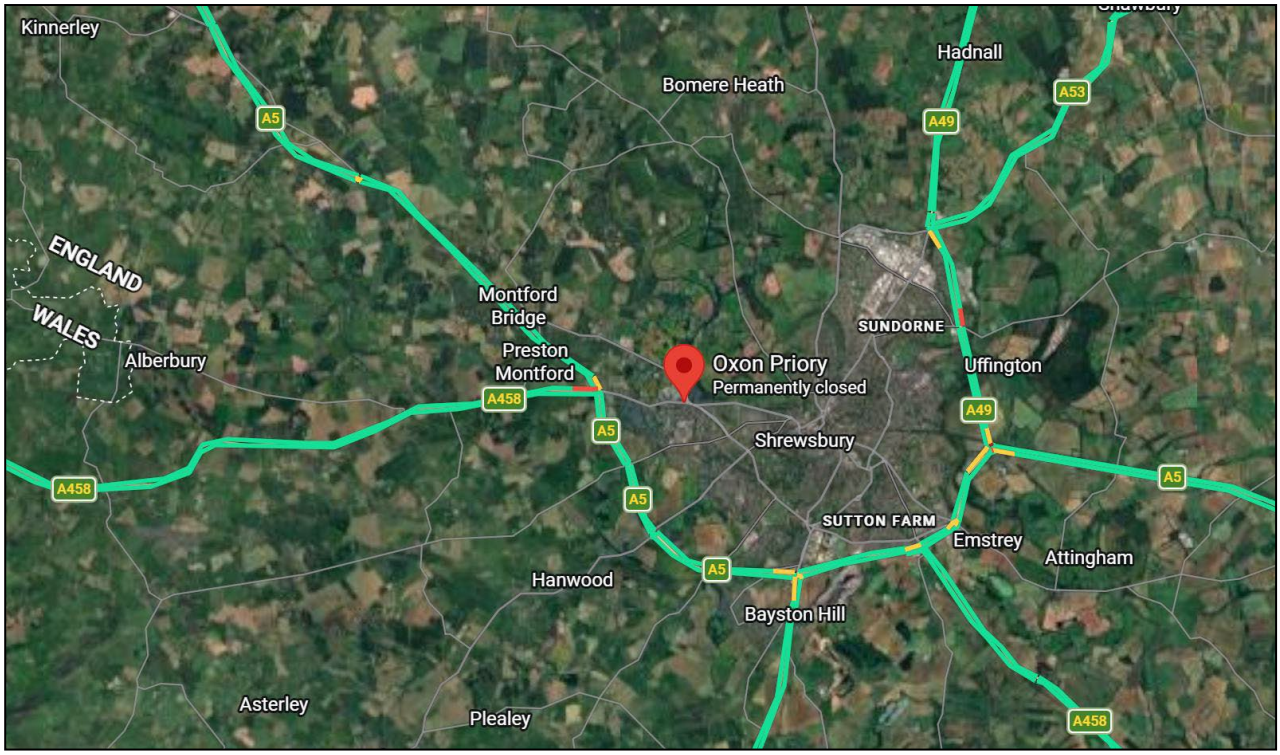




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The fire-ravaged Oxon Priory pub. | Picture: Shropshire Star

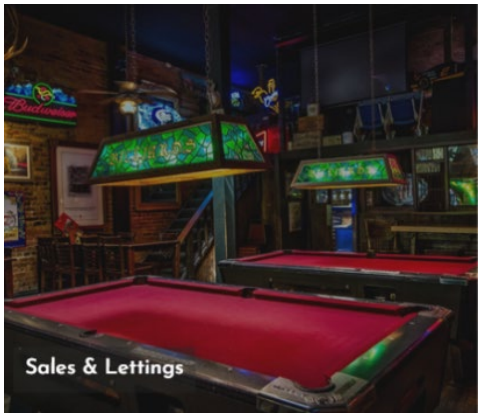
**Important notice**
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.
Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

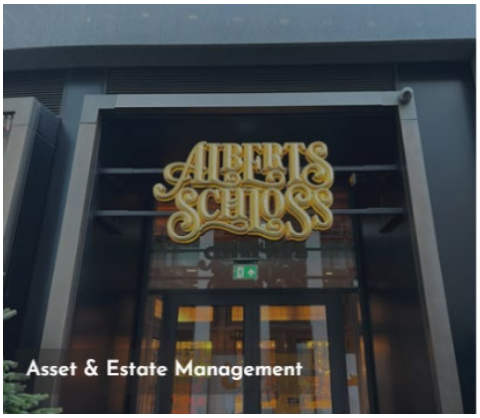
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# Our Services & Offices









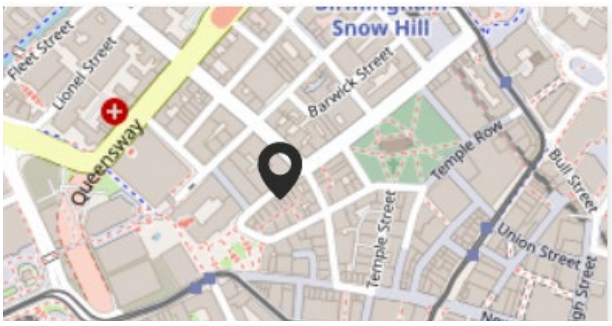


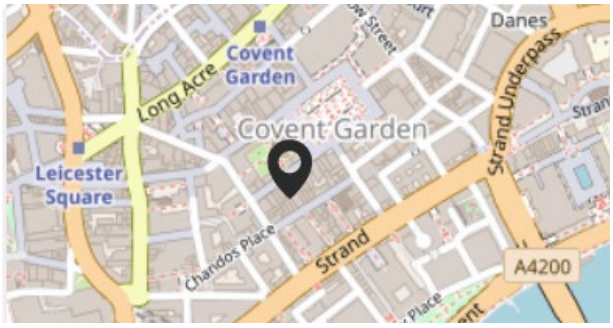











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