



Land off Milford Road  
Baschurch | Shropshire



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# Land off Milford Road

Prescott, Shrewsbury

Shropshire, SY4 2JU

An opportunity to purchase approx. 28.71 acres of ring-fenced pasture with excellent road access, between Baschurch and Prescott. Available as a Whole or in Lots.

- An excellent opportunity to acquire good pastureland
- Available as a Whole or in Lots:
- The Whole: 28.71 acres in total (approx.)
- Lot 1: 20.79 acres (approx.) with 25m x 10m steel portal framed agricultural building
- Lot 2: 7.92 acres (approx.)
- Stockproof fencing with gated access from Milford Road

## Approximate distance (miles)

Prescott 0.5m | Baschurch 0.8m

Shrewsbury 8m | Wem 9m | Ellesmere 11m

Oswestry 12m | Whitchurch 17m

## Situation

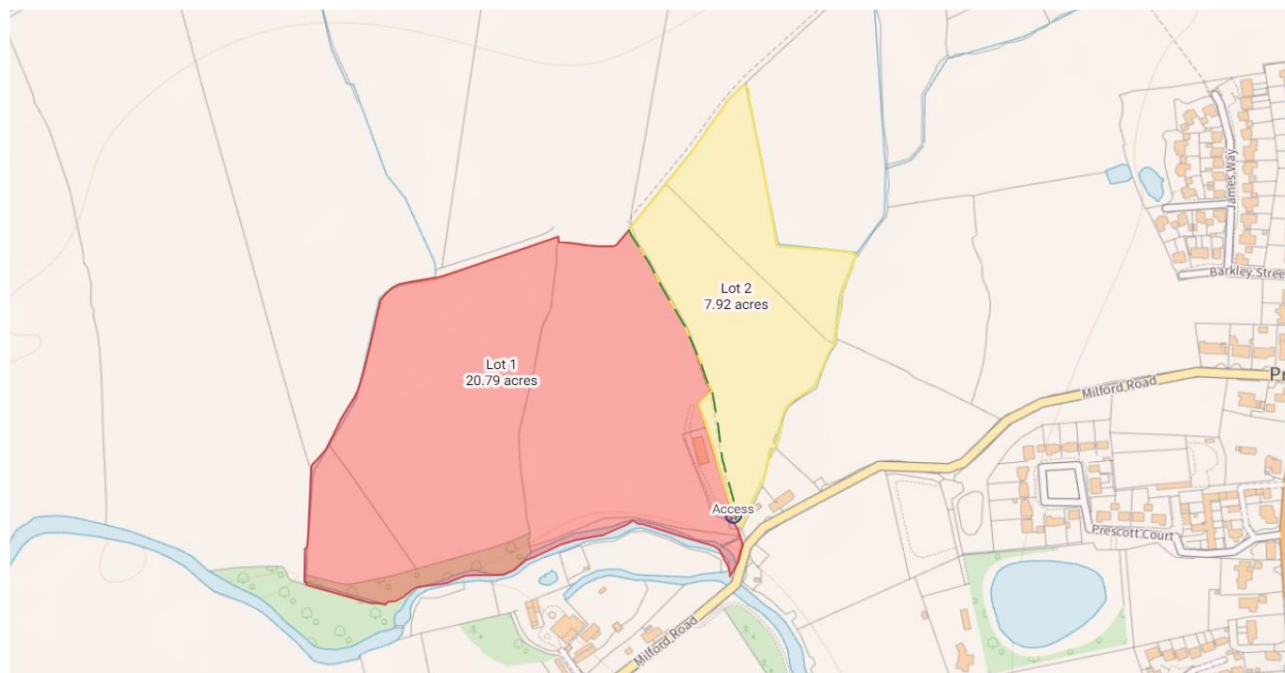
Situated in Prescott, close to the village of Baschurch, the land on offer is positioned in a desirable area set within beautiful rural countryside having access off Milford Road.

## Description

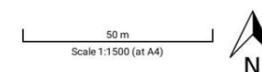
The sale of Lot 1 offers 20.79 acres of land near Baschurch provides a rare opportunity to purchase a parcel of excellent grazing and mowing land.

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Land App



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Lot 2 adjacent is approx. 7.92 acres as shown on the plan.

Lot 1 has the benefit of a steel portal framed agricultural building measuring approximately 25m x 10m with open sides, on an earth floor. This is set back from the road and has been in situ for over 20 years as an agricultural building, providing good storage and livestock housing as required.

The land is currently all down to pasture and is fully stock proof, separated into two parcels with a mature mixed native hedging splitting the two parcels and around the perimeter.

Access to Lot 1 is directly off Milford Road with the main steel gate entrance into the field set back off the road. There is a separate gated access to Lot 2, which will retain a right of way over the access from Milford Road.

Lot 1 boundary follows the River Perry to the south which has been known to flood onto the southerly part of the land, this is shown in Flood Zone 2 and 3 for only a small proportion of the land, mainly the small woodland area adjoining the river.

Both Lots are Grade 2 Land Agricultural land which are free draining, slightly acidic, loamy soils.



### **Easements, Wayleaves & Public Rights of Way**

A public footpath runs between fence lines along the proposed Lot 1 & Lot 2 boundary. This is an enclosed footpath.

The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not.

### **Basic Payment Scheme**

The BPS entitlements are included in this sale.



### Services

Lot 1 - mains water connected  
Lot 2 – spring water supply

### Local Authority

Shropshire Council  
Tel: 0345 678 9000

### Viewings

Please contact Larch Property on 01743 709249 prior to walking the land.



Shropshire (Head Office)  
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB  
Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)  
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