



40.18 Acres (16.26 ha) Versatile and Productive Arable Land
CANTREYN BANK, BRIDGNORTH, SHROPSHIRE, WV16 4SH



40.18 acres (16.26 hectares) Versatile and Productive Arable Land and Woodland Cantreyn Bank, Bridgnorth, Shropshire, WV16 4SH

Guide Price: £495,000



**An excellent opportunity to acquire a
block of productive and versatile
arable land and woodland**

- 40.18 acres (16.26 ha) in total
- 35.54 acres (14.38 ha) arable land
- 4.64 acres (1.88 ha) of woodland
- Gently sloping topography
- Excellent road side access with several access points

**FOR SALE BY
PRIVATE TREATY**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The land is located approximately 1.4 miles north of Bridgnorth and 5 miles south of Broseley. Situated on the B4373, the land has excellent access from the public highway.

DESCRIPTION

Extending to 40.18 acres in total, the land provides a useful sized block of productive and versatile arable land in one single enclosure. The arable area extends to 35.54 acres with the remainder being woodland to the western boundary.

The land is gently sloping in topography and has been used for arable cropping for a number of years.

ACCESS

The land is accessed directly from the B4373. There are several access points directly off the public highway.

SERVICES

No services are connected to the property.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Land is sold subject to and with the benefit of all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

Insofar as they are owned, these are included in the sale.

METHOD OF SALE

The land is offered for sale by Private Treaty.

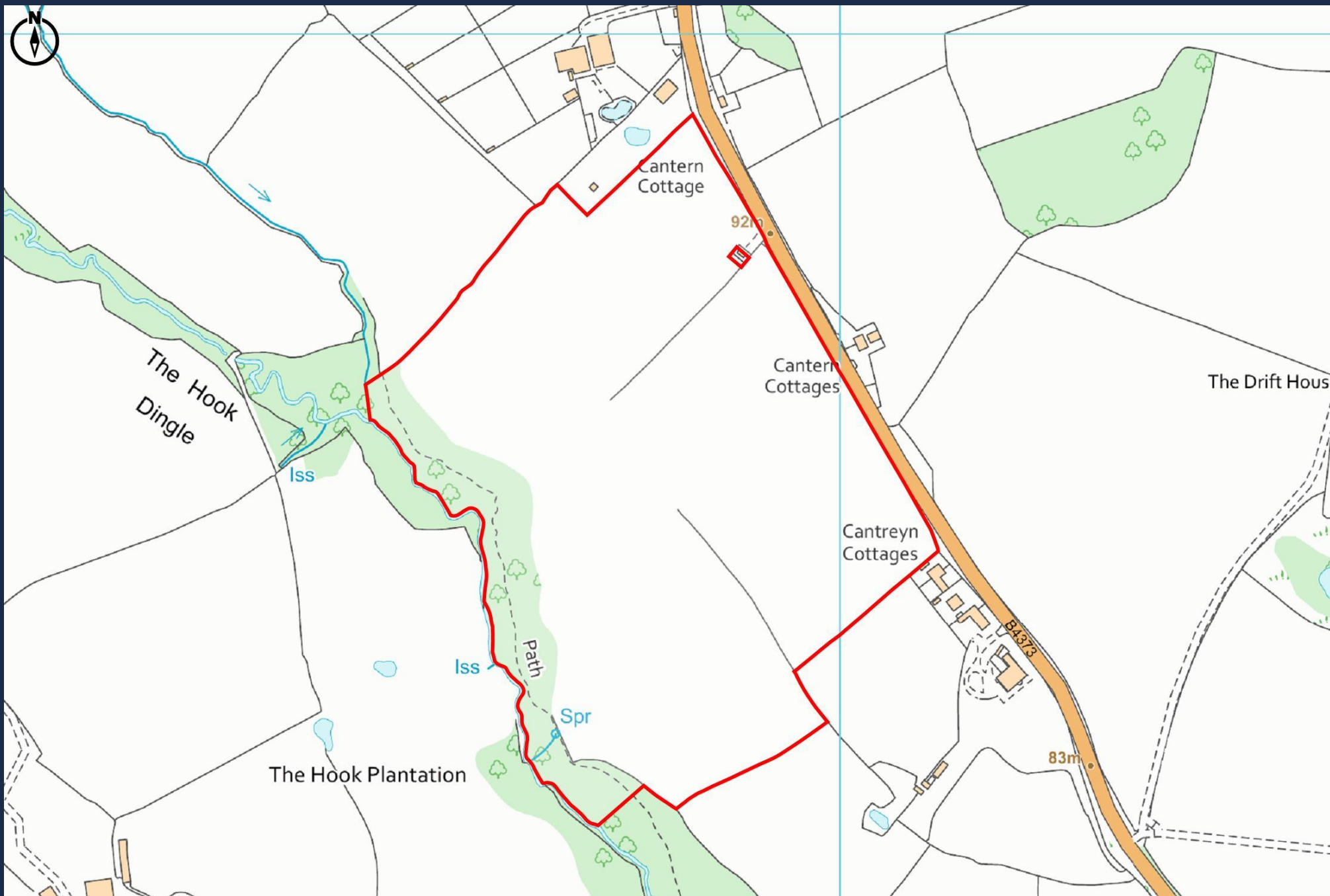
VIEWING

Viewing by prior appointment with the selling agents.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion. Completion will be delayed until any current crop has been harvested.





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