

**Approximately 4.14 Acres (1.676 HA) Pasture Land
At High House Lane, Albrighton, WV7 3JL**



Approximately 4.14 Acres (1.676 Hectares) Pasture Land At High House Lane, Albrighton, WV7 3JL

Guide Price: Offers in the Region of £100,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE A CONVENIENTLY LOCATED PARCEL OF PASTURE LAND

- A single parcel of pasture land with roadside access
- Extending to approximately 4.14 acres
- Benefitting from two usefully sized field shelters
- Potential for a variety of uses, including agricultural, equine or amenity (subject to the necessary planning consents)
- Shared mains water supply & electric connection
- Hardstanding area, offering off-road, all-weather parking

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE: OFFERS IN THE
REGION OF £100,000**

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 situated in a peaceful location, along High House Lane (also known as Cockshutt Lane), and is found approximately 0.1 miles off the A41, and approximately 1 mile from the centre of Albrighton village.

THE PROPERTY

This property presents an excellent opportunity to acquire a versatile parcel of pasture land extending to approximately 4.14 acres. The land is bound by stock proof fencing, hedgerows and a brook. In recent years the land has been mown on an annual basis. There are however two useful field shelters, which make the land equally suited to grazing for agricultural or equestrian purposes. The land would also be suitable for other amenity purposes, subject to obtaining appropriate planning consents.

SERVICES

Mains water is connected to the land, along with mains electricity. The purchaser will be required to install a sub-metered water supply at their own cost, to separate the supply from the neighbouring property. Please note, the Agents have not tested any utility supplies.

OVERAGE

The land will be sold subject to an overage clause, where by 40% of any uplift in value as a result of the grant of planning permission for any non-agricultural or non-equine development will be payable to the Vendor, for a period of 30 years.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

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.

VIEWING

Please book a date and time with the Agent by emailing reception@nockdeighton.co.uk, as we will need to ensure the gate is unlocked. Please view with a copy of the sales particulars to hand.

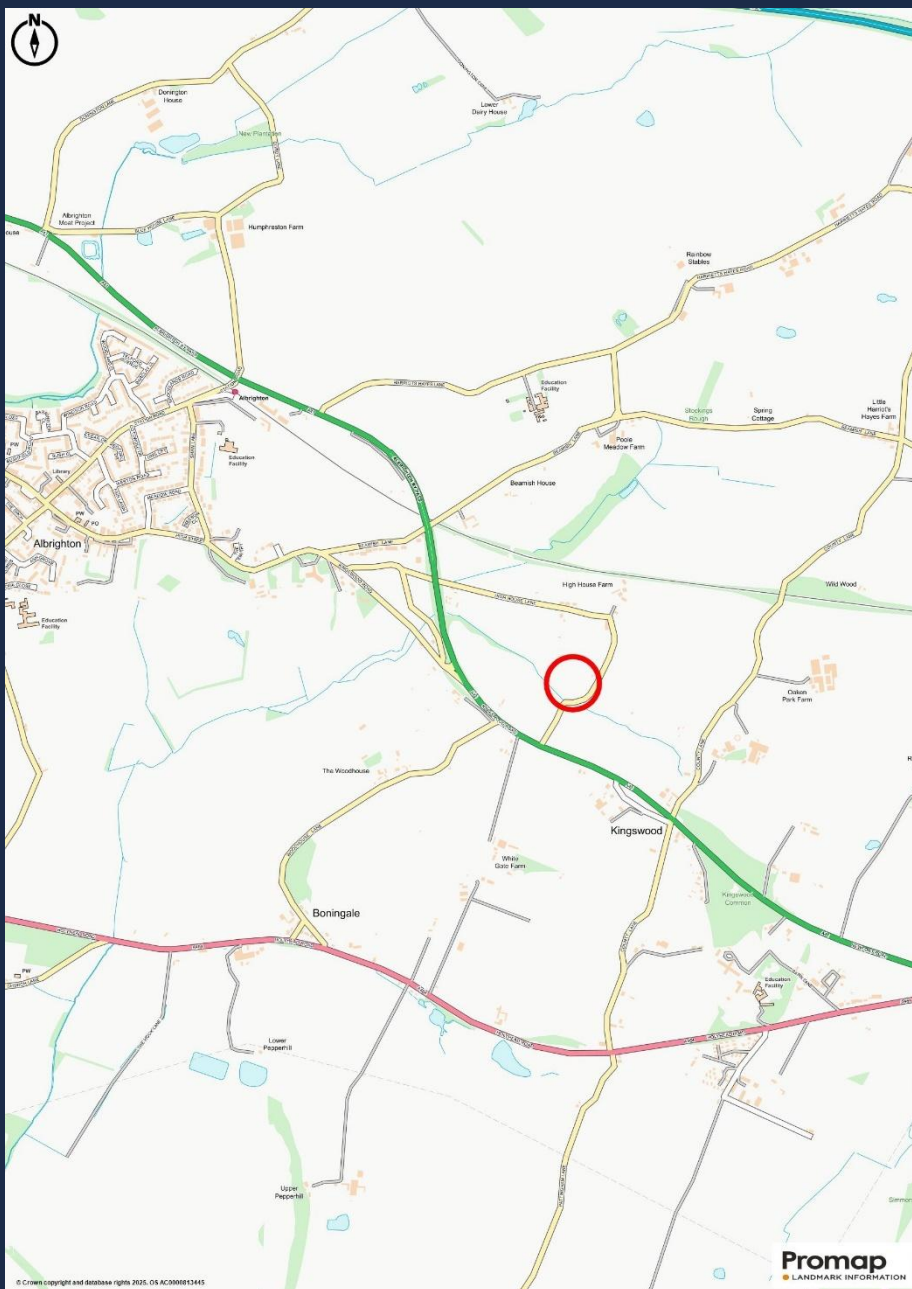
DIRECTIONS

From the High Street in Albrighton turn onto Station Road and travel in a north easterly direction before reaching the A41 (Albrighton By-Pass). Turn right and follow the road for approximately 1 mile before taking the left-hand turn onto High House Lane. After approximately 0.1 miles the land will be found on your left-hand side, as indicated by our 'For Sale' board.

LOCAL AUTHORITY

Shropshire Council.





Not to Scale



NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
 Tel: 01746 762666 email: reception@nockdeighton.co.uk www.nockdeightonagricultural.co.uk

Regulated by RICS