



44.85 acres (18.15 ha) VERSATILE ARABLE LAND
Kemberton, Shifnal, Shropshire



44.85 acres (18.15 hectares) Versatile Arable Land Kemberton, Shifnal, Shropshire

Guide Price: £595,000



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

- 44.85 acres (18.15 hectares)
- Split into two parcels
- Access from the A4169 Telford to Shifnal road
- Flat to gently sloping

TO BE SOLD BY INFORMAL TENDER

**All Tenders must be submitted by 5pm
on Friday 28th June 2024**

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 Shropshire, approximately 2 miles south west of Shifnal and 0.8 miles east of Halesfield, Telford. The surrounding land use is predominantly agricultural with interspersed residential dwellings. The conurbation of Telford lies a short distance to the west.

PROPERTY

The land provides 44.85 acres of most versatile and productive agricultural land currently used for arable cropping. A cropping schedule of previous years can be provided on request. The land is flat in part to gently sloping and is split into two enclosures.

National Grid Ref	Field Number	Use	Acres	Hectares
SJ7204	6897	Arable	17.46	7.06
SJ7305	1008	Arable	27.39	11.09
			44.85	18.15

ACCESS

The land benefits from access off the A4169 Telford to Shifnal road and a right of access over the adjoining field for agricultural purposes. Please note that planning permission has been obtained from Shropshire Council to relocate the access point to the north west corner of the adjacent field adjoining the A4169. This access will be instated before completion of the sale. The right of access is marked hatched blue on the attached plan.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, lights, drainage, water and electricity supplies whether they are referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned, these are included in the sale.

METHOD OF SALE

The land is offered for sale as a whole by Informal Tender.

Any interested parties must submit a tender by **5.00pm on Friday 28th June 2024**. Any tenders received after this deadline will not be considered. A tender form can be requested from the Nock Deighton Agricultural LLP office.

VIEWINGS

Strictly by prior appointment with the selling agents.

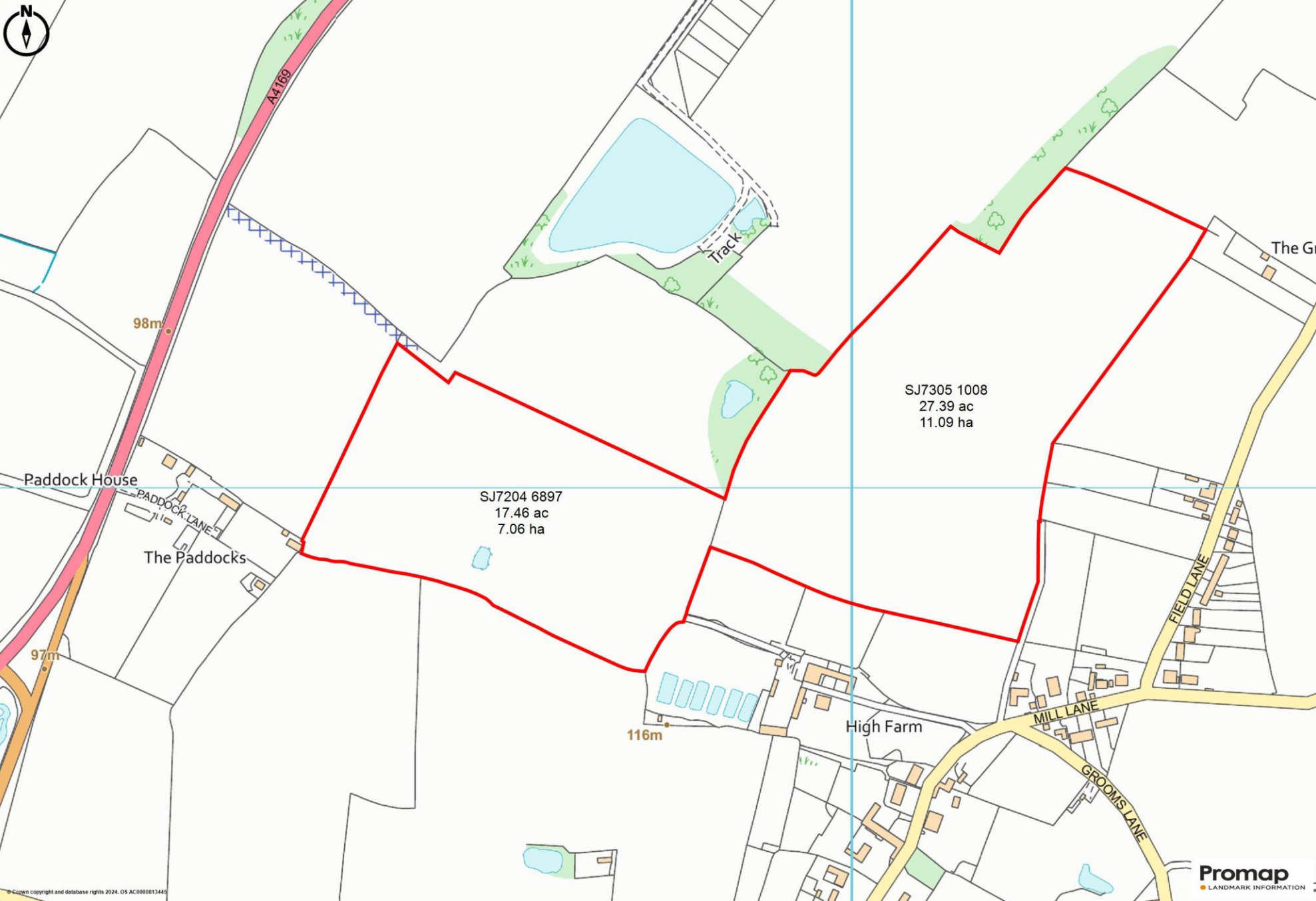
OVERAGE

The land will be sold with an overage clause. A percentage of any uplift in value from planning permission being obtained and implemented will be payable to the vendor.

TENURE AND POSSESSION

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





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