



**FOR SALE**

**BY PRIVATE TREATY**

22.08 acres of land at Twitchen, Craven Arms, Shropshire, SY7 0HN

Available as a whole or in 2 lots by private treaty, an excellent block of hill land with mains water and road access.

**Guide Price:**

**Lot 1 — Offers over £74,000**

**Lot 2 — Offers over £35,000**



# FOR SALE

Bishops Castle 9 miles, Craven Arms 6 miles,  
Ludlow 13 miles, Shrewsbury 27 miles  
All distances are approximate

- **22.08 acres of pastureland**
- **Suitable for cattle, sheep or environmental**
- **Mains water supply**
- **Direct road access**
- **Available as a whole or in 2 lots**
- **Lot 1—14.92 acres    Lot 2—7.16 acres**

## GENERAL REMARKS

Halls have been favoured with instructions by the owners, to offer this excellent block of hill land for sale.

Available as a whole or in two lots, it comprises three fields of sloping, south west facing pastureland with a two gate access to the council road and a subsidiary green lane. It has been grazed with cattle and sheep with a mains water supply to troughs and could also appeal to those who are conservationally minded.

## SITUATION

It is set on the edge of Twitchen hamlet on the B4385 between Purslow and Hopton Heath about 13 miles from Ludlow and 6 miles from Craven Arms.

## SCHEDULE

### LOT 1

<u>Field No.</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
9429	Pasture	0.36	0.89
9242	Pasture	5.68	<u>14.03</u>
			<b>14.92</b>

### LOT 2

<u>Field No.</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
7956	Pasture	2.9	7.16

## RURAL LAND REGISTER

It is registered on the rural land register with the Rural Payments Agency. No basic payment entitlements are being sold and none of the land is currently entered into any Environmental Scheme.



## **WATER**

A mains metered, piped supply serves all fields to water troughs. If sold in two lots, the purchaser of Lot 1 will be required to install a submeter to Lot 2 and charging water to the owner at the passing Severn Trent rate.

## **VEHICULAR ACCESS**

Access to Lot 1 is direct from the B4385. Access to Lot 2 is direct from the narrow council lane from Twitchen to Clunbury. There is also a gated access from the Green Lane on the top side of the land.

## **TENURE**

The land is freehold and vacant possession will be given on completion.

## **SPORTING RIGHTS**

They are in hand.

## **RIGHTS OF WAY & EASEMENTS**

It is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## **BOUNDARIES, FENCES AND ROADS**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

## **PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

## **VIEWING**

At any reasonable time during daylight hours with a set of these particulars.

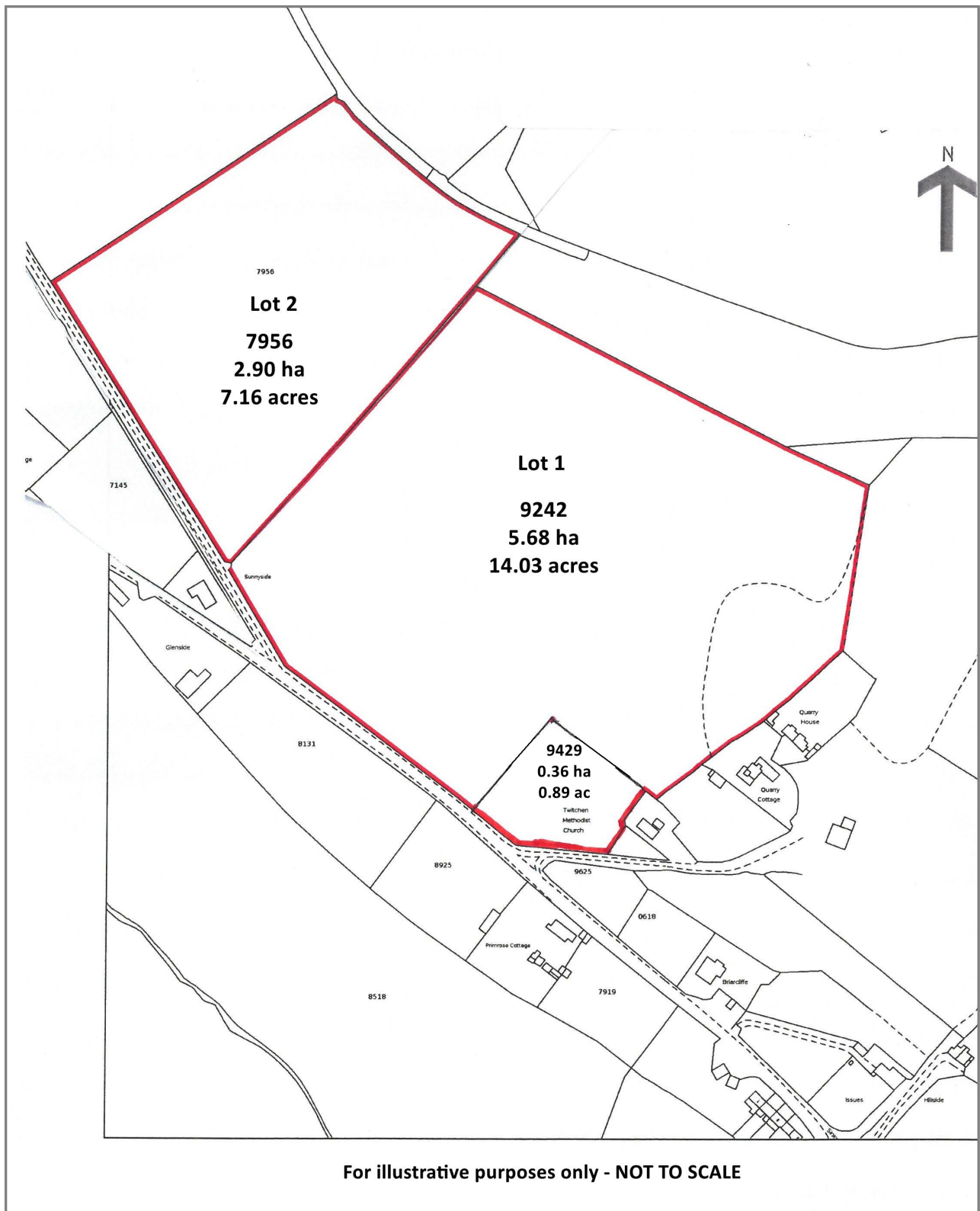
What3Words: tweaked. shimmered.elastic

## **SOLICITOR**

Hayley Pearce, MFG, 9 Corve Street, Ludlow, SY8 1DE.

## **MONEY LAUNDERING REGULATIONS**

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



**01588 638755**

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