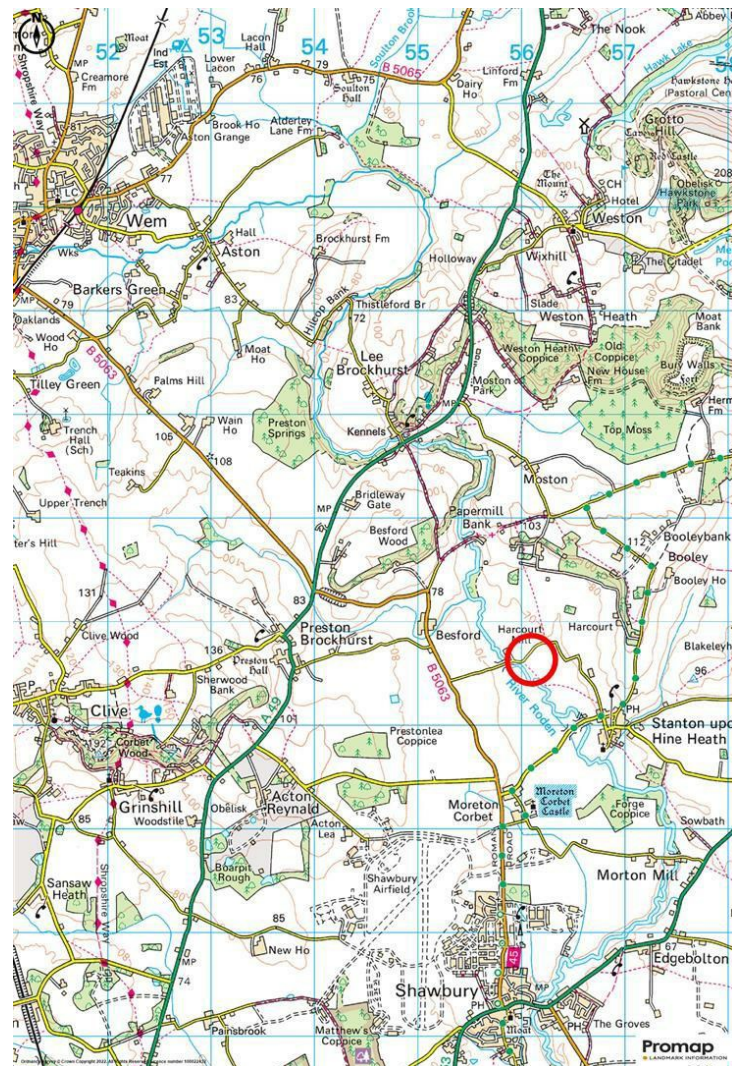
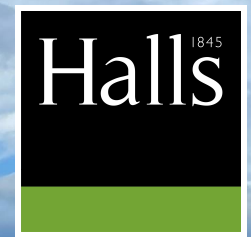


FOR SALE

Approx 4.76 Acres of Land On Harcourt Mill Lane, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LG



FOR SALE

Guide Price £72,000

Approx 4.76 Acres of Land On Harcourt Mill Lane, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LG

An attractively situated single enclosure of Amenity/Accommodation land, extending to approximately 4.76 acres or thereabouts, in a private and secluded rural location, yet still convenient to the popular nearby villages of Stanton Upon Hine Heath and Shawbury. Adjacent land also available.



01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Stanton Upon Hine Heath (0.9 miles), Shawbury 2 miles), Shrewsbury (10 miles) Telford (15 miles).

(All distances approximate)

- Excellent Amenity/Grazing Land
- Quiet Rural Location
- Ideal for Equestrian Usage
- Ext. to approx. 4.76 Acres
- Inspection Highly Recommended
- Easy Access to Nearby Villages

**DESCRIPTION**

Halls are favoured with instructions to offer this excellent parcel of Amenity/Accommodation Land near Stanton Upon Hine Heath, for sale by Private Treaty.

The land is ideal for the grazing of all kinds of livestock, if required, especially horses and is situated in an area known for its grazing capabilities. It should also be of interest to those wishing to purchase a parcel of amenity land in a lovely quiet unspoilt rural location.

The land is retained in a single enclosure of grass with a gated access on to the very quiet country lane known as Harcourt Mill Lane.

The land extends, in all, to approximately 4.76 acres, or thereabouts.

Please note that the adjoining field which extends to approximately 2.52 acres is also available for purchase (delineated blue on the plan.)

**N.B.**

PLEASE NOTE THAT IF APPROACHING THE LAND FROM THE WEST (B 5063), THE LANE IS IN A VERY POOR STATE OF REPAIR AND A 4X4 TYPE VEHICLE IS RECOMMENDED.

IF TRAVELLING IN A NON 4X4 VEHICLES IT IS ADVISABLE TO APPROACH THE LAND FROM STANTON (MORETON VIEW) ALTHOUGH CARE STILL NEEDS TO BE TAKEN.

**SITUATION**

The Land is situated in a very quiet rural location just outside the North Shropshire village of Stanton, approximately 2 miles from Shawbury, which has an excellent range of local amenities. The larger centres of Wem (6 miles) and the county town of Shrewsbury (10 miles) are also within easy motoring distance and both have a more comprehensive range of amenities of all kinds.

**DIRECTIONS**

From the village of Stanton proceed up Moreton View, passing the 'Unsuitable for motor vehicles' sign and continue for approximately 0.9 miles and the land will be found on the right hand side. Alternatively, from Shawbury take the B5063 (passing RAF Shawbury) for approximately 1.5 miles and turn right (unsigned) passing an 'Unsuitable for motor vehicles' sign. Continue for approx 0.6 of a mile and the land will be found on the left hand side Identified by Halls 'For Sale' boards.

**BUYERS PREMIUM**

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 1.5% of the agreed sale price, plus VAT.

**TENURE & POSSESSION**

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

**RIGHT OF WAY, WAYLEAVES & EASEMENTS**

The land will be sold subject to any wayleaves, public or private rights of ways, easements and covenants, and all outgoing whether mentioned in these sale particulars or not. There is a Public Footpath crossing the land.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**METHOD OF SALE**

The land is for sale by private treaty as a whole. However, offers may be considered if only one of the fields was required.

**VIEWINGS**

In daylight hours by those in possession of a set of Halls sales particulars.

