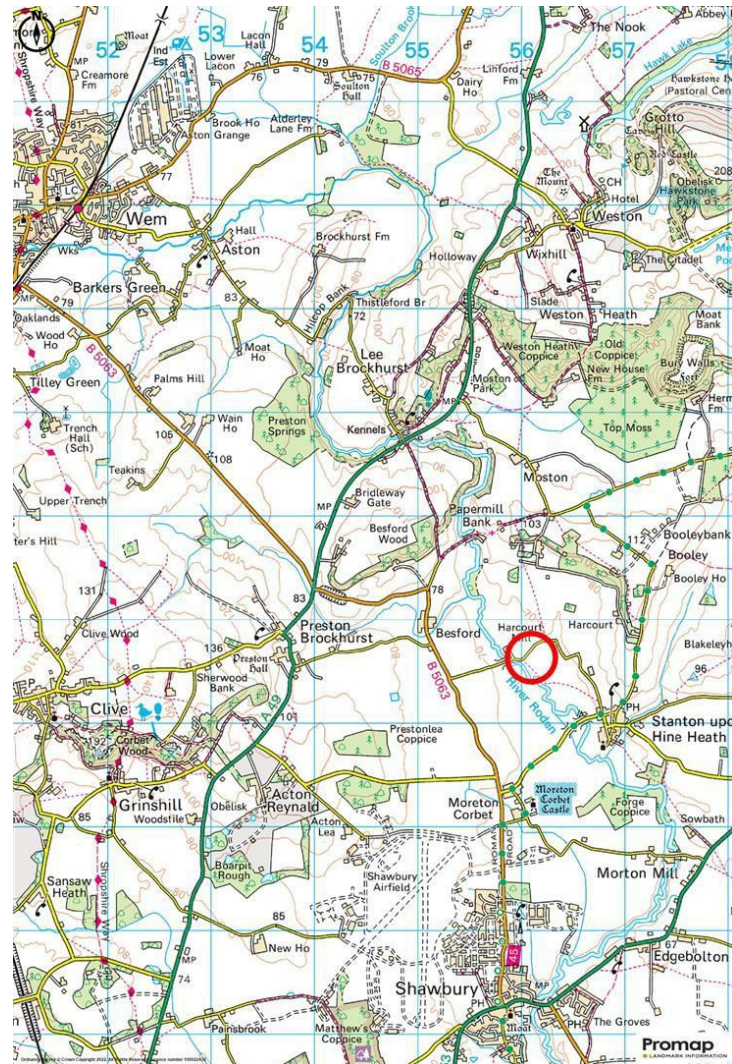
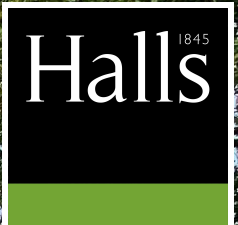


FOR SALE

Approx 5 acres of Land Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LG



FOR SALE

Guide Price £90,000

Approx 5 acres of Land Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4LG

An interesting and versatile single enclosure of grassland in a quiet and unspoilt rural location yet still convenient to the popular villages of Stanton Upon Hine Heath and Shawbury with extensive frontage on to the river Roden and vehicular access on to a council maintained country lane, extending to just over 5 acres or thereabouts. Additional nearby land is also available.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.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 (0.9 miles), Shawbury 2 miles), Shrewsbury (10 miles), Telford (15 miles).
 (All distances approximate)

- **Excellent Parcel of Amenity Land**
- **Quiet and Private Rural Location**
- **Ideal for Equestrian Usage**
- **Frontage on to River Roden**
- **Ext. to approx 5 acres**
- **Inspection Essential**

DESCRIPTION

Halls are favoured with instructions to offer this versatile parcel of amenity near Stanton Upon Hine Heath, for sale by Private Treaty.

The land is, at present, retained within a single enclosure of permanent pasture ideal for the grazing of all kinds of livestock, if required, particularly horses. It is in an attractive unspoilt rural location yet still convenient to the nearby villages of Stanton Upon Hine Heath and Shawbury. It should also be of particular interest to those with livestock and horses or those just wishing to purchase some amenity land in a rural location for recreational use (subject to obtaining the necessary Local Authority planning permission if required).

The land extends, in all, to approximately 5.36, or thereabouts. It is unusual for a handy sized parcel of land such as this in such an unspoilt rural location to be offered for sale and, therefore, Halls recommend an immediate inspection.

*******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 totally private and quiet rural location just outside the North Shropshire village of Stanton Upon Hine Heath, approximately 2 miles from the 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 left hand side. Alternatively, from Shawbury take the B5063 (passing RAF Shawbury) for approximately 1.5 miles and turn right (unsigned) continuing past an 'Unsuitable for motor vehicles' sign. Continue for approx 0.6 of a mile and the land will be found on the right hand side, identified by a Halls 'For Sale' board.

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.

RIGHTS 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.

VIEWINGS

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

ADDITIONAL LAND

Please note that a further approx 7.28 acres of land opposite this field is also for sale, as delineated in blue on the plan.

