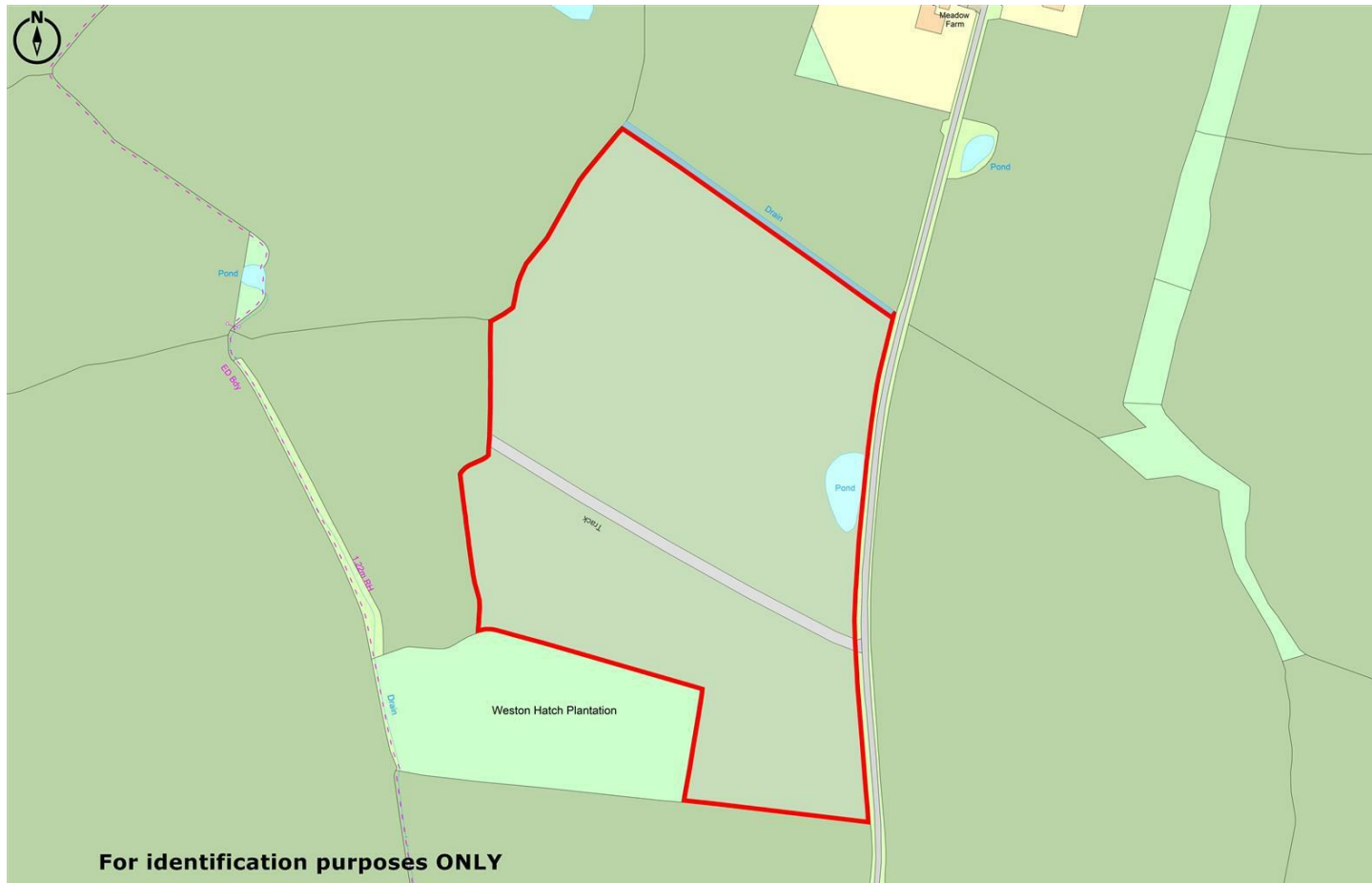


FOR SALE

10.7 Acres of Land at Marton, Nr Baschurch, Shrewsbury, SY4 2BZ



For identification purposes ONLY



FOR SALE

Guide Price £150,000

10.7 Acres of Land at Marton, Nr Baschurch, Shrewsbury, SY4 2BZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622 602

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



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Baschurch (2 miles), Myddle (2 miles) and Shrewsbury (10 miles)
All distances approximate.

- An excellent parcel of accommodation land
- Single enclosure of pasture
- Access on to a quiet Country Lane
- Pond/Wooded Area providing a haven for flora & fauna
- Super unspoilt rural location
- Convenient to Baschurch and Myddle

DESCRIPTION

Halls are delighted with instructions to offer this excellent parcel of Accommodation Land at Marton, near Baschurch, for sale by Private Treaty.

The land is retained in a single enclosure at present in grass, which is ideal for the grazing of all kinds of livestock.

The field is level, fertile and in good heart with clearly defined and mature boundaries and access on to a quiet country lane. There is a natural water supply from an attractively set pool surrounded by a small wooded area providing a lovely natural haven for flora and fauna.

The land is situated in a well known and popular farming district so should be of interest to farmers looking to add to their existing acreages but also to those with equestrian interests as it would be ideal for the grazing of horses.

It is unusual for a quality parcel of land to become available for purchase in this area so Halls, the sole selling agent, have no hesitation in recommending it for immediate inspection.

SITUATION

The land is situated in a rural location in the heart of attractive unspoilt countryside yet is only 0.4 of a mile from the B4397 providing easy access to Baschurch (2 miles) and Myddle (2 miles) as well as the larger centre of Shrewsbury (10 miles) providing a comprehensive range of amenities.

DIRECTIONS

w3w: cups.scarecrow.pats.

From Baschurch, proceed in the direction of Myddle on the B4397 for approx 2 miles and in Marton turn left signposted 'Weston Lullingfields'. Continue along this country lane for approximately 0.2 of a mile and turn right (by the small signpost for Willow Tree Cat Hotel). Proceed along this small country lane for a short distance and the land will be situated on the left hand side identified by a Halls 'For sale' board.

TENURE & POSSESSION

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

MODE OF OFFERING

The land is being offered for sale by private treaty.

LOCAL AUTHORITY

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

VIEWINGS

In daylight hours at any reasonable time, strictly by those in possession of a set of Halls sale particulars.

BOUNDARIES, ROADS & FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences.

EASEMENTS & RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

