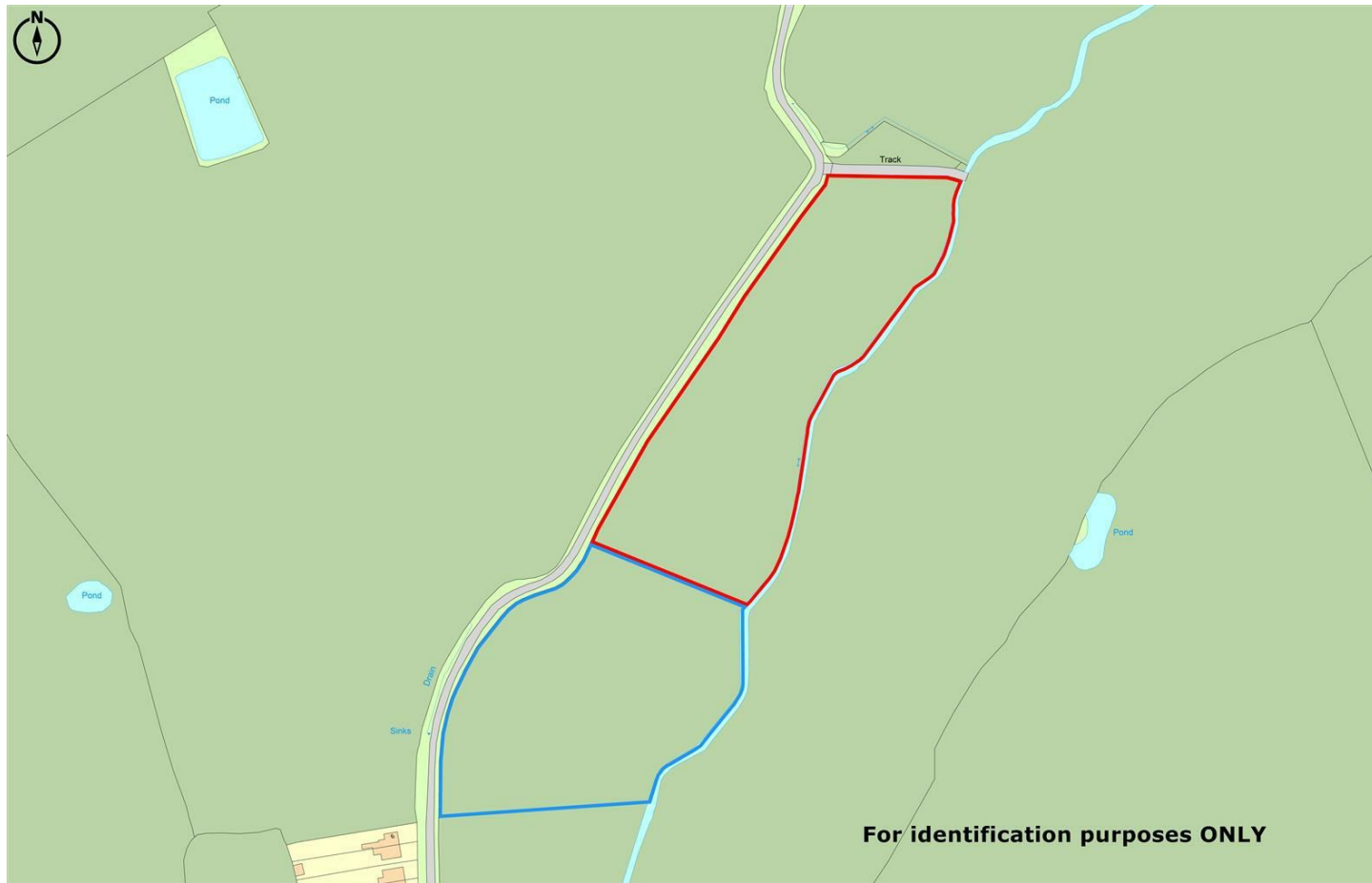


FOR SALE

3.6 acres of Amenity Land lying to the North of Newtown, Nr Wem, SY4 5NU



FOR SALE

Auction Guide £35,000

3.6 acres of Amenity Land lying to the North of Newtown, Nr Wem, SY4 5NU

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



\*\*\* Auction Guide Price £35,000\*\*\*

An attractively situated parcel of amenity land extending to around 3.6 acres or thereabouts, which is ideal for the grazing of all kinds of livestock, particularly horses, in a semi-rural location on the outskirts of the popular hamlet of Newtown.



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.

Wem (3.5 miles), Ellesmere (7.5 miles), Shrewsbury (15 miles)  
(All distances approximate)

- Excellent pasture paddock
- Mature hedge boundaries
- Water course along eastern boundary
- Attractive unspoilt semi rural location
- Close to the hamlet of Newtown
- Further land available adjacent

#### DESCRIPTION

Halls are favoured with instructions to offer this attractively situated parcel of Amenity land, nr Newtown, Wem, for sale by Public Auction.

The land is, at present, retained within a single enclosure of grassland with mature hedge boundaries and access on to a quiet council maintained country lane.

The land should, therefore, be of interest to farmers looking to supplement their existing acreages or would be ideal for the grazing of a variety of animals, particularly horses.

The land extends, in all, to around 3.6 acres, or thereabouts.

#### N.B.

This parcel of land is delineated in red on the plan attached to these sale particulars, however, please note, that there is no existing fence line to the southern boundary on site, at present. There is a further parcel of Amenity Land extending to around 3.18 acres adjoining this parcel (delineated in blue on the attached plan) which is being offered for sale as a separate lot at the same Public Auction. For further details please contact the Auctioneers.

#### SITUATION

The land is situated in an unspoilt semi-rural setting immediately adjoining the popular hamlet of Newtown. Newtown is a small hamlet including a Parish Church and well regarded Primary School and is within easy motoring distance of the nearby north Shropshire towns of Wem (3.5 miles) and Ellesmere (7 miles) both of which have an excellent range of shopping, recreational and educational facilities. The county town of Shrewsbury (15 miles) is, also, within easy motoring distance and has a more comprehensive range of amenities.

#### DIRECTIONS

w3w///: growth.photocopy.snappy

From Ellesmere proceed on the A495 to the village of Welshampton. In Welshampton, bear right on to the B5063 and continue for around 3.6 miles and turn left signposted Newtown. Continue along this country lane for around 0.4 of a mile and turn left into the hamlet of Newtown. Continue through the hamlet and on leaving Newtown the land will be situated on the right hand side after approximately 200 metres.

#### VIEWINGS

In daylight hours 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 and hedges. Please note, it will be the responsibility of the successful purchaser of the land to erect a stock proof fence (specification within contract of sale) along the southern boundary within 12 weeks of completion.

#### TENURE & POSSESSION

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

#### METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 12th July at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### CONTRACTS & SPECIAL CONDITIONS OF SALE

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mr Oliver Lewis of Hibberts LLP in Nantwich or at the Auctioneers offices in Ellesmere, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £2500, plus VAT (£3000). This will apply if the land is sold before, at or after the Auction.

#### \*\*\*GUIDE/RESERVE PRICE

\*\*\*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### \*IMPORTANT\* ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

