

**FOR SALE**

Guide Price £70,000

Approx 0.58 Acres of Amenity Land, Colemere,  
Ellesmere, SY12 0QL

A most interesting parcel of versatile amenity land extending to 0.58 acres, or thereabouts, attractively situated on the banks of Colemere, with excellent views over this renowned Shropshire landmark and offering exciting potential for a variety of onward usages.





- Land ext to approx 0.58 acres
- Versatile
- Conveniently Sized
- Peaceful and Idyllic Location

## DESCRIPTION

Halls are favoured with instructions to offer this most interesting parcel of amenity land for sale by private treaty

The land extends, in all, to around 0.58 acres, or thereabouts and is idyllically situated alongside the banks of Colemere, with picturesque views in abundance over this popular Shropshire landmark.

The land, at present, is retained within one enclosure with boundaries provided by fencing and timber gates.

The parcel boasts a number of maturing fir trees, with the remainder of the land having been left for nature to take its course and, as such, features areas of untended growth.

A public footpath runs the length of the land.

It is decidedly rare for land to be offered in this much sought after location, particularly in such a convenient size and, thus, the parcel could serve a variety of onward usages. The land sits close to an established and well-regarded Caravan Park and, therefore, may offer potential for leisure development (Local Authority consent permitting), although no enquiries on this topic have yet been made.



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



## SITUATION

The land lies directly to the south-west of Colemere, one of Shropshire's "most beautiful meres", and nestles within the rural village of the same name. Colemere regularly attracts visitors from across the county, and indeed beyond, who flock to the village to visit the Country Park, with its stunning scenery, rich meadows, and the local sailing club. Colemere sits around 3 miles to the south-east of the town of Ellesmere, which offers a respectable range of local amenities, with the county town of Shrewsbury reachable by car in approximately 30 minutes.

## DIRECTIONS

W3W - ///retail.flat.subtitle

Leave Ellesmere on the A528 in the direction of Shrewsbury, and continue for around 2.7 miles where a left turn (signposted Colemere and Lyneal) leads onto a country road, continue along this road for approx 0.5 miles then turn right and then almost immediately left, where the road leads into the heart of the village and, around 0.4 miles later, a track leads to the left and to the mere (identified by a public footpath marker). On foot, follow the track for a short while until the public footpath leads to the left, follow the footpath through the first field where the land will be identified by a Halls "for sale" board.

## ACCESS

Access to the land is provided by a public footpath over an adjoining field and, as such, is only pedestrian in nature. We are not aware of any vehicular access to the land.

## TENURE

We are advised the land is of Freehold tenure.

Vacant possession will be granted upon completion.

## 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 outgoings whether mentioned in these sale particulars or not. There is a Public Footpath crossing the land.

## SERVICES

We are not advised of any services on 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.

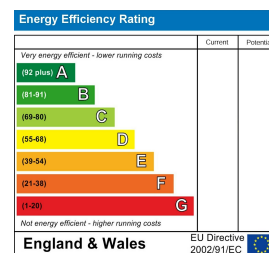
## Approx 0.58 Acres of Amenity Land, Colemere, Ellesmere, SY12 0QL



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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.

### Energy Performance Ratings



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