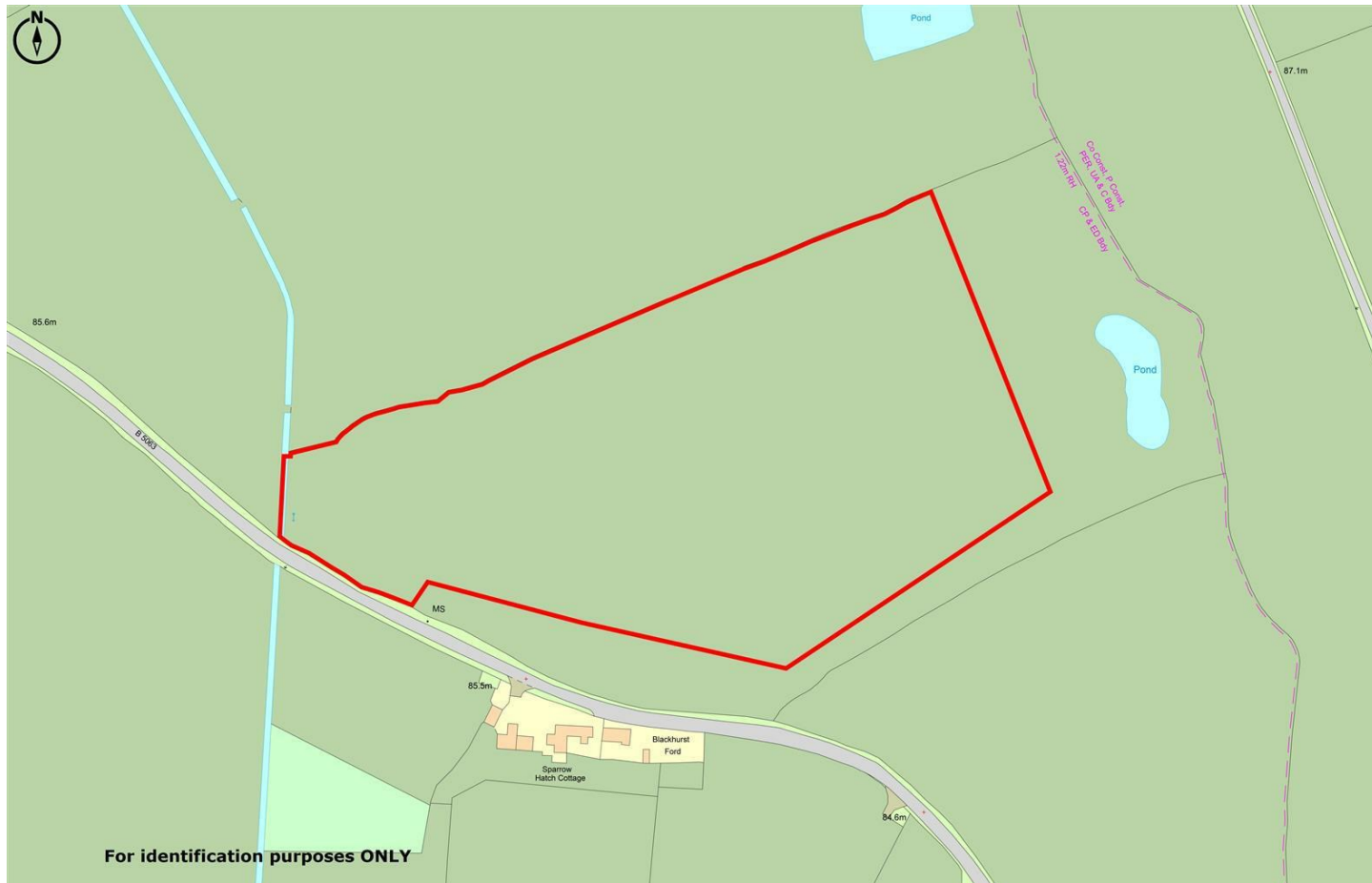


FOR SALE

11.5 Acres of Land Northwood, Nr Wem, Shropshire, SY4 5NN



FOR SALE

Price Guide £130,000

11.5 Acres of Land Northwood, Nr Wem, Shropshire, SY4 5NN

**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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Welshampton (1.5 miles), Ellesmere (4 miles), Wem (5 miles), Shrewsbury (17 miles).  
(All Distances Approximate)

- Single enclosure of pastureland
- Noted farming district
- Commercial possibilities (subject to PP)
- Access direct from Ellesmere to Wem road
- Double gated access
- Inspection recommended

**DESCRIPTION**

Halls are delighted with instructions to offer this excellent parcel of Agricultural Land for sale by private treaty.

The land at Northwood comprises a single enclosure of level pastureland with a double gated access on to the adjacent B5063 Ellesmere to Wem road.

The land forms part of a larger field at present, however, has been demarked by the present vendor with temporary markers enabling potential purchasers to easily establish the boundaries on site.

There is a mains electric connection available close by for those considering potential commercial opportunities (subject to LA consent).

The sale of this particularly well located parcel of Agricultural Land does, therefore, provide a rare opportunity for purchasers to acquire a level single enclosure of pasture with mature hedge boundaries on two sides, ideal for the grazing of a variety of animals or for potential commercial opportunities subject to the necessary Local Authority consents.

**SITUATION**

The land is situated in a most attractive and scenic location enjoying lovely views over unspoilt countryside. The popular villages of Northwood (0.7 of a mile) and Welshampton (1.5 miles) are nearby whilst the well known North Shropshire towns of Ellesmere (4 miles) and Wem (5 miles) are both within easy motoring distance and offer an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is only 17 miles distant, and has a more comprehensive range of amenities of all kinds.

**DIRECTIONS**

W3W:///flashback.loosed.object  
From Ellesmere proceed on the A495 in the direction of Whitchurch, to the village of Welshampton. In Welshampton, turn right onto the B5063 signposted 'Wem' and continue for approximately 1.5 miles and the land will be located on the left hand side, identified by a Halls 'For Sale' board.

**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. Following an agreement of a sale, a draftsman will visit the land to prepare an accurate land registry compliant plan and supply an accurate acreage. We have currently estimated the area at 11.5 acres.

**N.B.**

The land will be fenced by the present vendor, post exchange of contracts within 12 weeks of completion.

**METHOD OF SALE**

The land is being offered for sale by private treaty.

**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.

**TENURE & POSSESSION**

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

**VIEWINGS**

By those in possession of a set of Halls sale particulars. Please note that the field boundaries have been roughly marked with electric fence posts, by the present vendors for identification purposes only.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abey Foregate, Shrewsbury, Shropshire SY2 6ND

