

FOR SALE

20 Acres of Accommodation Land at Northwood Villa Newtown, Wem, SY4 5UF



FOR SALE

Guide Price £250,000

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Newtown, Wem, SY4 5UF

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01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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Wem (3 miles), Ellesmere (8 miles), Whitchurch (10 miles) and Shrewsbury (14 miles)  
(All mileages approximate)

- Fertile parcel of accommodation land retained in two enclosures
- Attractive natural pool feature
- Access on to a quiet Council maintained country lane
- Noted farming district
- Ideal for all kinds of Livestock inc Horses
- Inspection recommended

DESCRIPTION

Halls are favoured with instructions to offer this productive parcel of accommodation land at Northwood near Wem, for sale by Private Treaty.

The land is retained within two principal enclosures of pasture with mature hedge boundaries and a most attractive and interesting natural pool feature.

The land has gated access on to a quiet, Council maintained country lane and is situated in a well known farming district renowned for its high yield of arable and grass crops.

The land is generally a medium loam soil type, consistently producing high yields of grass.

It is unusual for such a well situated parcel of land to become available for purchase in this area and it should, therefore, be of interest to local farmers wishing to supplement their existing acreages or to those wishing to just invest in land, and certainly to those with equestrian interests.

The land extends, in all, to approximately 20 acres or thereabouts.

An inspection of this land is highly recommended.

SITUATION

The land is situated in an attractive rural location and noted farming district in an area known as Northwood approximately 3 miles from the North Shropshire town of Wem which has an excellent range of local amenities including a main line railway station. The larger County Town of Shrewsbury (14 miles) is also within easy motoring distance and has a most comprehensive range of amenities of all kinds.

DIRECTIONS

From Wem, proceed up Lowe Hill Road to the “Lowe Crossroads”. Turn left then immediately right, and continue for approximately [x] miles. Continue for a short distance and the land will be found on the left hand side identified by a Halls For Sale board.

What3Words: porridge.serve.treaties

TENURE & POSESSION

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

BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

SPORTING RIGHTS

So far as we are aware the Sporting Rights are in hand.

MODE OF OFFERING

The land is for sale by Private Treaty as a whole.

VIEWINGS

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

