



**FOR SALE**

Offers in the Region of £250,000

19.97 acres of land, Alveley, Bridgnorth,  
Shropshire, WV15 6EP

The land to be sold extends to 19.97 acres in total, comprising 7.42 acres of permanent pasture and 12.55 acres of arable land. The land is slightly sloping with good roadside access.



## DESCRIPTION

The land to be sold extends to 19.97 acres in total, comprising 7.42 acres of permanent pasture and 12.55 acres of arable land. The land is slightly sloping with good roadside access.

## DIRECTIONS

From the nearest town of Bridgnorth, take the A458 out of Bridgnorth towards Stourton/Stourbridge for 4.2 miles to the village of Six Ashes. Once there, turn right down a single-track signposted "Tuckhill" opposite the Six Ashes pub. From the main road continue on through Tuckhill for 1.1 miles, then turn left down a single-track road signposted Lindridge. The land is located on your left.

What3Words: ///symphonic.scrubber.outer

## VIEWING

At any reasonable daylight hours with a copy of these particulars in hand.

## LOTTING

The Land is to be sold in one lot.

## TIMBER RIGHTS

All standing timber is included in the sale.

## ENVIRONMENTAL SCHEMES

The land is not currently subject to any known Environmental Schemes.

## PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

## MINERAL RIGHTS

All mining and mineral rights are included in the sale.

## SPORTING RIGHTS

The sporting rights are understood to be in hand and so far, as they are owned and will be included in the sale of the land.



## PLANS, AREAS & SCHEDULES

These are based on the more recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

## RIGHTS OF WAY

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

## SERVICES

There are no services connected to the land. It is believed there is a mains water connection within the adjacent highway.

## VENDORS SOLICITOR

Susan Morrissy of MFG Solicitors  
MFG Solicitors LLP  
9 Corve Street  
Ludlow  
Shropshire  
SY8 1DE

T: 01584 873156

## METHOD OF SALE

The land is to be offered for sale via Private Treaty in one lot.

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## TENURE

Freehold with vacant possession upon completion.

## SOLE AGENT

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## Rural Professional Department

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