

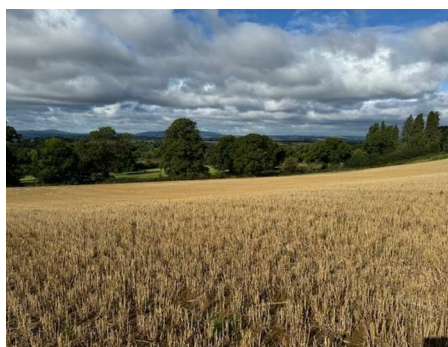


FOR SALE

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

LOTING

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, resolution or notice which may be or come to road or widening or improvement schemes, land charges and statute 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 included in the sale of the land.

PLANS, AREAS & SCHEDULES

These are based on the more recent Ordnance Survey ProMap which have been calculated. The purchaser should be deemed to have boundaries of the property together with the area. Any errors or omissions entitle the purchaser to annul the sale or receive any compensation.

RIGHTS OF WAY

The property will be sold subject to any wayleaves, public or private rights and covenants and all outgoings whether mentioned in the sales particulars.

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



or sale via Private Treaty in one lot.

REGULATIONS

For purchase, you will be required to provide evidence of funding identification to prove your identity within the terms of the Money Laundering Regulations 2017 (MLR 2017) E.G. Passport or photographic driving license and recent photograph.

Completion upon completion.

RICS FAAV.

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.



01562 820 880

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way,
Battlefield, Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



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