



LAND AT COLD WESTON / CLEE ST MARGARET

Craven Arms, Shropshire, SY7 9EA



LAND AT COLD WESTON / CLEE ST MARGARET FOR SALE

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For Sale by Informal Tender
As whole or a combination of four lots

Tenders to be received by 12 Noon on Thursday 4th September 2025.
108.5 acres (43.93 Ha) of productive agricultural land for sale as a whole or in four lots:

Lot 1
14.61 Ha (36.09 acres) of arable and grass land with gated access onto Skirmidge Lane

Lot 2
13.13 Ha (32.47 acres) of permanent pasture

Lot 3
10.43 Ha (25.77 acres) of arable land with adjoining woodland

Lot 4
5.76 Ha (14.23 acres) of grazing land

Each lot benefits from good road frontage and access, located within the Shropshire Hills National Landscape between Cold Weston, Clee St Margaret, and Stoke St Milborough. In addition to agriculture, the land may offer alternative use potential (biodiversity offsetting, pony grazing, etc.), subject to statutory consents.

GENERAL REMARKS

An opportunity arises to purchase either as a whole, individually, or a combination of lots, good agricultural land extending to 108.5 acres (43.93 hectares) or thereabouts. In addition to agriculture the land may be of interest for a variety of uses (Bio-diversity offsetting, or pony grazing) subject to planning permission being granted as appropriate.

TENURE

Freehold with vacant possession on completion. Completion is scheduled for end of November 2025 (or earlier by agreement).

METHOD OF SALE – INFORMAL TENDER

Offers must be submitted via the provided form to Kevin Boulton (email only) at kevin.boulton@knightfrank.com, marked “COLD WESTON LAND” by 12 NOON, Thursday 4th September 2025. Successful buyers are expected to exchange contracts with a 10% deposit within four weeks of receiving draft contracts. Vendors are not obliged to accept the highest or any offer. All parties will be notified by Tuesday 9th September 2025. Uneven bid amounts are recommended to reduce duplication.

VIEWINGS

Permitted at any reasonable time on foot only with a copy of these particulars.

LEGAL AND PLANNING INFORMATION:

Town and Country Planning: Sold subject to any planning schemes, statutory designations, or by-laws, regardless of description in these particulars.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY:

Sold subject to all rights, including rights of way (public and private), support, drainage, water, electricity, gas, and telecommunications, including any revealed in title documents or not expressly mentioned. Various footpaths cross the land. Vendors will retain access into retained land adjoining Lot 2.

SPORTING RIGHTS:

Included, where owned by the vendors.

MONEY LAUNDERING REGULATIONS 2017:

The successful purchaser(s) must provide proof of funds and identity to comply with anti-money laundering regulations.

SERVICES

Lot 1 – We understand a mains water pipe is located in Skirmidge Lane. Buyers must make their own enquiries regarding suitability and availability of making a connection.

Lot 2 – If sold separately from Lot 1, an easement will be granted for a water connection to be made across the boundary of Lot 1. Buyers must make their own enquiries regarding suitability and availability of making a connection.

Lot 3 & 4 – Mains water is connected, this is sub-metered from the supply at Tana Leas.

VAT

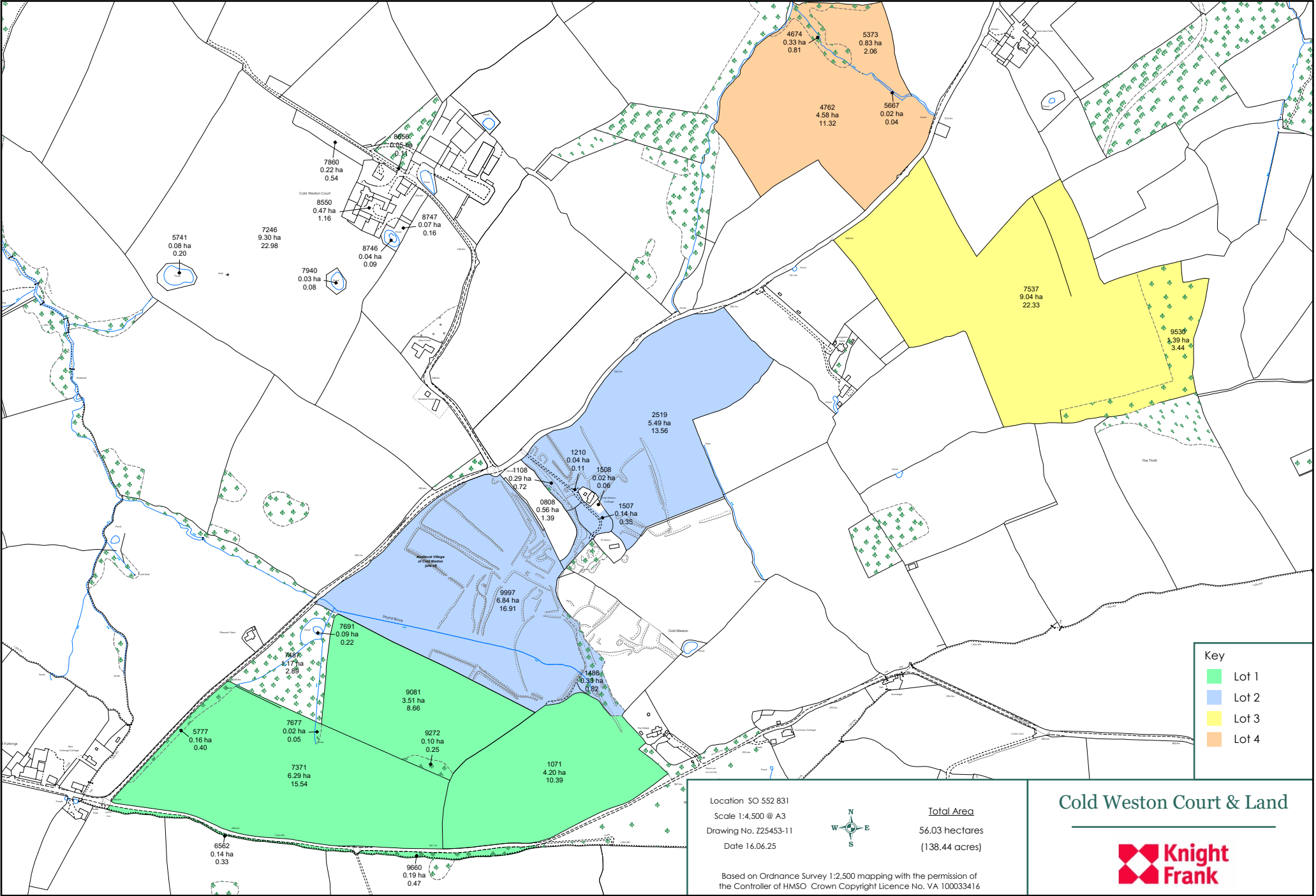
All prices are exclusive of VAT. If the sale becomes a chargeable supply, VAT will be payable in addition by the purchaser.

PLANS AND PARTICULARS:

These particulars are believed accurate but are not guaranteed. Boundaries may differ from OS plans, and internal divisions may have changed. Measurements and distances are for guidance only. Purchasers must rely on their own inspections and enquiries.

LOCATION DESCRIPTION:

The land is in the Shropshire Hills National Landscape with the individual lots all forming part of one current holding. Each lot is individually available, and each are shown on the plans attached (provided for identification purposes only).



We would be delighted
to tell you more.

Kevin Boulton
07932 557 520
kevin.boulton@knightfrank.com

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knightfrank.co.uk

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