



Roger  
Parry  
& Partners

Land at Cothercott Hill,  
near Pulverbach, Shrewsbury, Shropshire, SY5 8DJ

## Land at Cothercott Hill, Shrewsbury, Shropshire, SY5 8DJ

An exciting opportunity to purchase pastureland amounting to **98.26 acres (39.77 hectares)** or thereabouts situated in the beautiful Mid Shropshire Hills. The land is available as a whole or in up to four lots.

### Guide Prices:

Lot 1 - £180,000 Lot 2 - £170,000

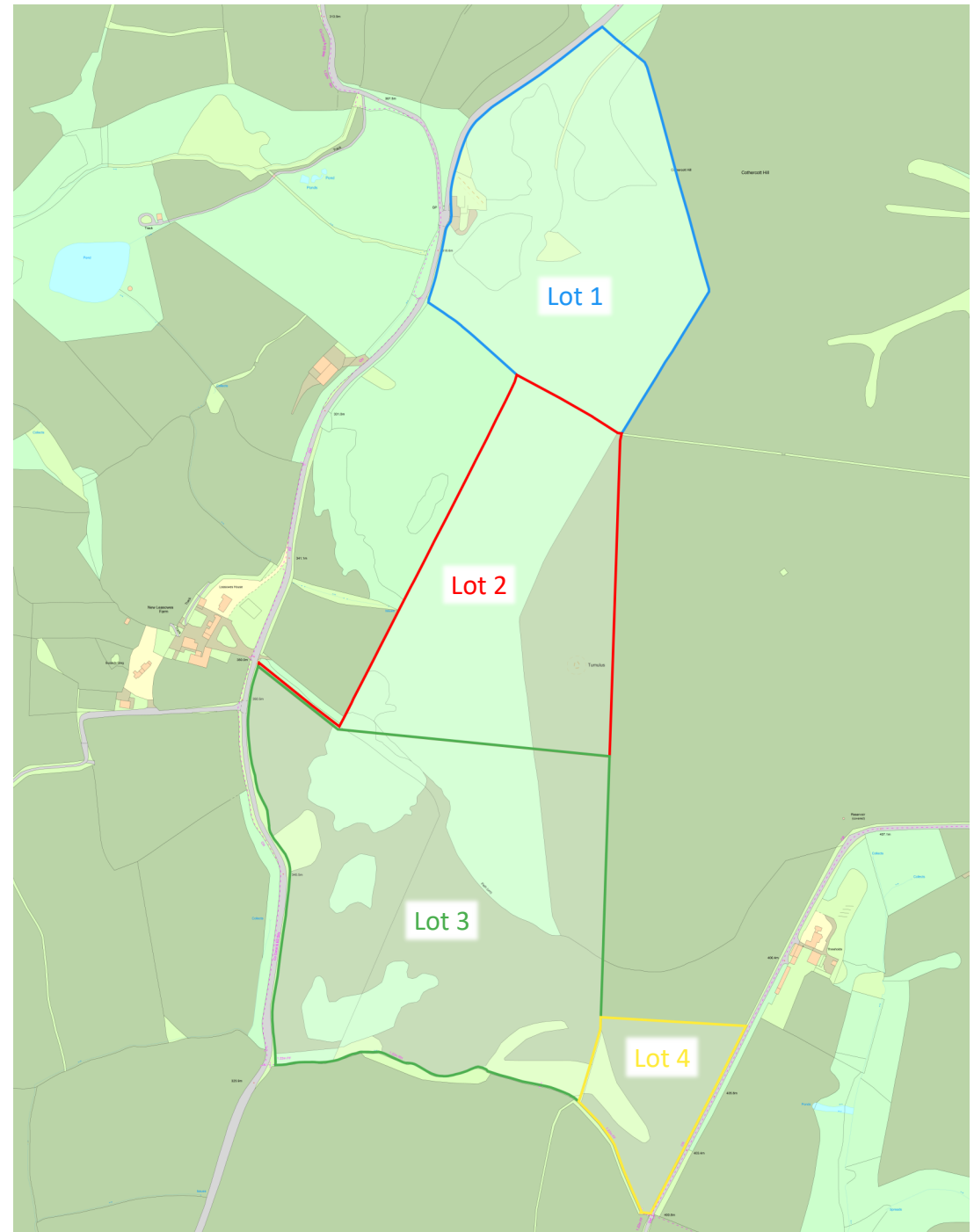
Lot 3 - £285,000 Lot 4 - £55,000

	Description	Size (ha)	Size (acres)
Lot 1	Pasture	10.59	26.18
Lot 2	Pasture	9.97	24.64
Lot 3	Pasture	16.54	40.87
Lot 4	Pasture	2.66	6.57
	<b>Total</b>	<b>39.77 Hectares</b>	<b>98.26 Acres</b>

The land is well suited to hill grazing livestock and has had cattle and sheep on it in recent years. There are well established hedgerows, trees and fences which provide natural shelter.

There are multiple points of roadside access with each lot having its own gateway. If sold separately, Lot 2 will have a track formed from the adopted road. Lots 1 and 3 both have a spring water supply.

As well as the standard agricultural uses, the land lends itself to further opportunities through agri-environment schemes, natural capital earnings i.e. biodiversity net gain/ carbon credits, through tree planting etc.





### **Local Authority**

Shropshire County Council.

### **Method of Sale**

The land is offered for sale by Private Treaty. Vacant Possession to be granted on completion.

### **Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agents are responsible for defining the boundaries or ownership thereof.

### **Easements, Wayleaves and Rights of Way**

The land is sold subject with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

### **Services**

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

### **Agri-Environment Schemes**

The land is entered into Agri-Environment Schemes but these end on 30th September 2024.

## Directions:

From Shrewsbury, take Longden Road. Continue on Longden Road through Pulverbatch and then on for a further 2 miles. On the left, there will be a parking area by the Cothercott Mill site which has the gateway to Lot 1, as indicated by the Agent's For Sale Board.

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## Viewing arrangements

Viewing of the property is strictly by appointment only

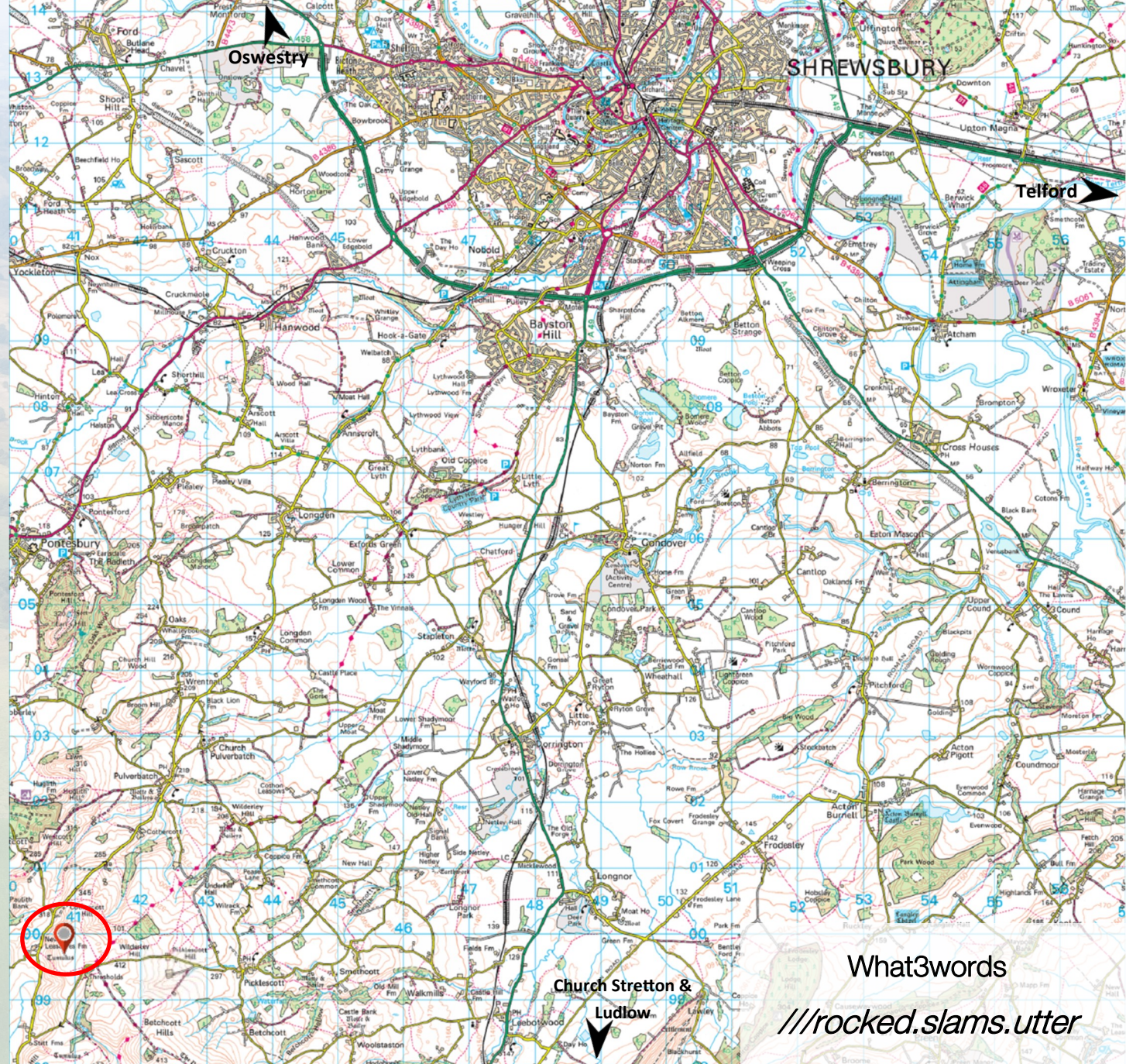
Please contact our Head Office:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.