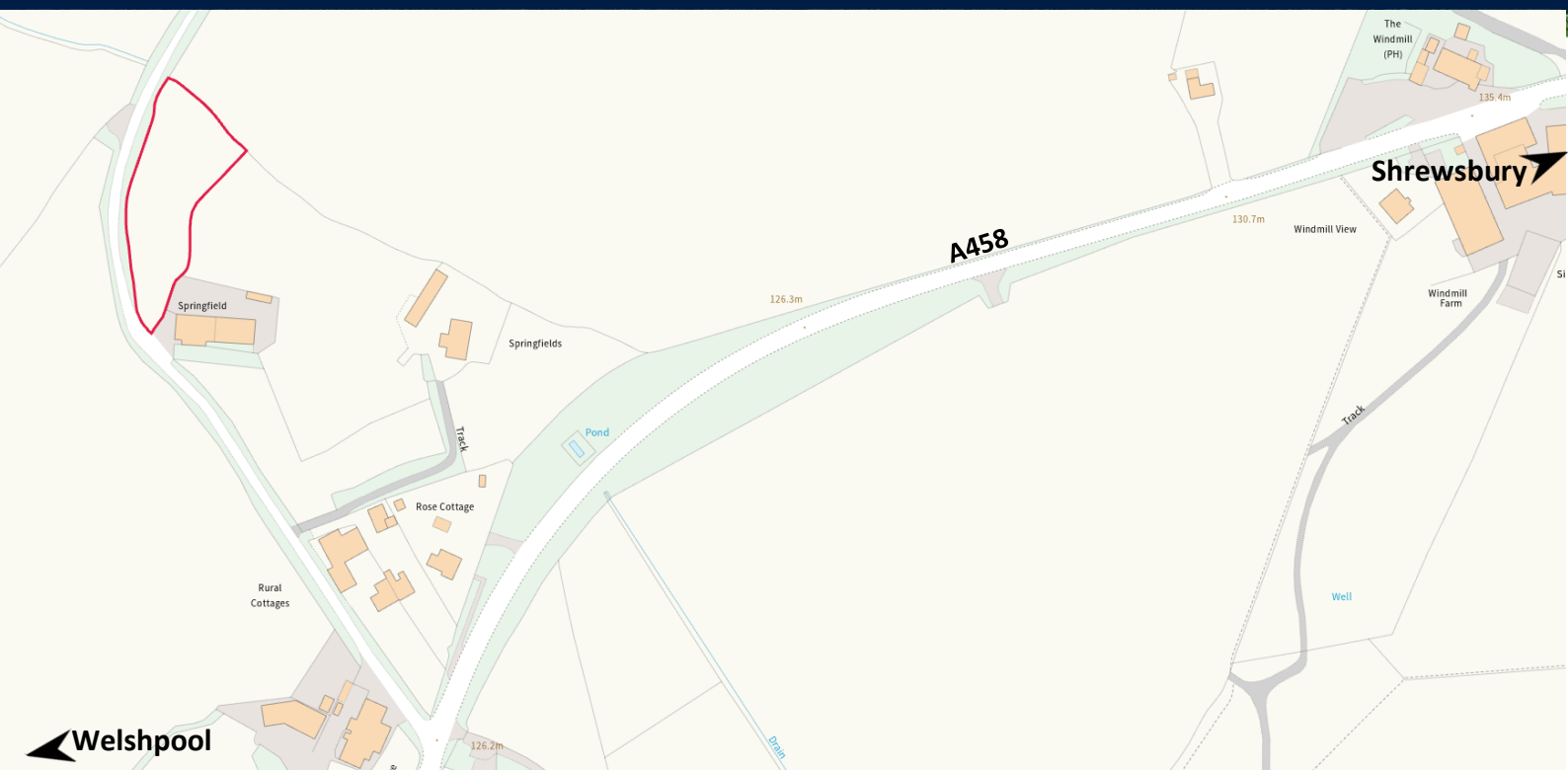


PADDOCK AT PADDOCK LANE
Rowton, Halfway House, Shrewsbury, SY5 9EJ

Roger
Parry
& Partners



georgebeer@rogerparry.net

01743 791336

Paddock at Paddock Lane

Rowton, Halfway House, Shrewsbury, SY5 9EJ

Guide Price: £12,500

The Land

Roger Parry & Partners LLP are delighted to have been instructed to offer for sale by Private Treaty, a small block of land amounting to approximately 0.60 acres (0.24 hectares). The land is flat grassland, situated in an accessible location. There are mature established hedgerows to the boundaries.

Situation

The land is conveniently located just off the A458 with access via a right of way from the adopted road, and excellent access to the market towns of Shrewsbury and Welshpool.

Services

Mains Water is available.

Local Authority

Shropshire Council. Tel 0345 678 9000

Method of Sale

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

Tenure

The land is sold Freehold and Vacant Possession will be granted on completion.

Plan

The attached plan has been prepared from Pro Map and is included for identification purposes only, it is not to scale.

Easements, Wayleaves and Rights of Way

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies, and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

Sporting Rights, Minerals and Timber

All sporting rights, timber and mineral rights, as they may be owned, are included in the sale.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

Legal Information

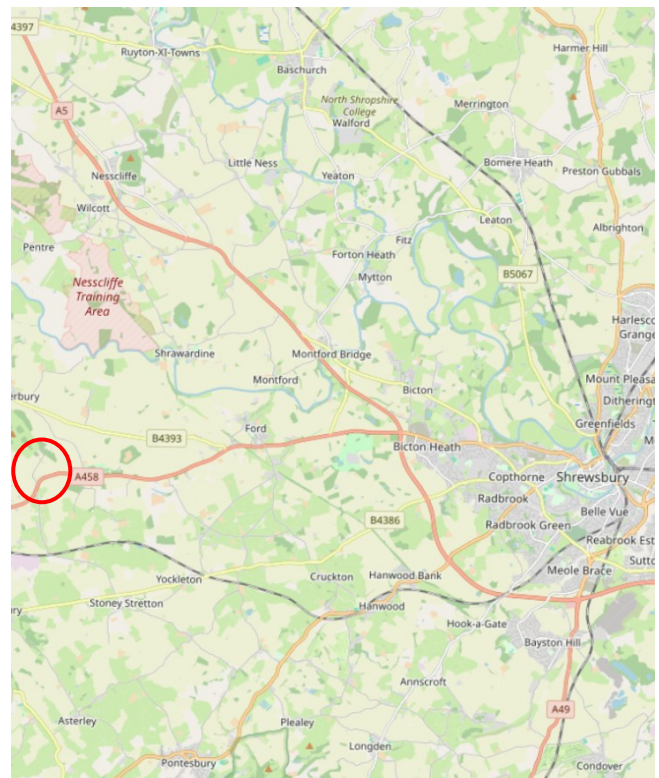
There shall be an overage provision where the vendor will receive 30 percent of any uplift in value for a period of 25 years as a result of any non-agricultural/non-equestrian development.

Directions

From Shrewsbury, at the Churncote Roundabout, take the A458 east towards Welshpool. Continue for 5.5 miles. Once you have passed the Windmill Inn, continue for another 0.2 miles, take the next right onto Paddock Lane. In 0.2 miles, the entrance to the land will be on your right hand side

What3words

listening.mondays.gaps



Viewing Arrangements

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP.

Please contact our Head Office:

Mercian House, 9 Darwin Court, Shrewsbury, SY3 5AL

georgebeer@rogerparry.net— 01743 791336

**Roger
Parry**
& Partners

Important Notice:

1. Nothing 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.