



Roger
Parry
& Partners

GOLDEN VALLEY

The Port Way, near Picklescott, SY6 6NU

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Roger Parry & Partners have been instructed in the sale of approximately **39.13 acres (15.84 hectares)** of hill grazing land in the beautiful Shropshire Hills AONB. The land is suitable for livestock grazing as well as for mowing in the production of hay/silage. It is mostly undulating grassland that is freely draining. There are well established hedgerows, tidy fences and a natural spring supply.

The land also benefits from the ability to generate an income through environmental schemes, tree planting and natural capital earnings via biodiversity net gain, carbon sequestration etc.

Guide Price: £275,000

Location

The land is situated just off the Picklescott to Ratlinghope road along the tarmacked, council maintained Port Way. It is 10 miles south of Shrewsbury and 5 miles to the north of Church Stretton.

Method of Sale

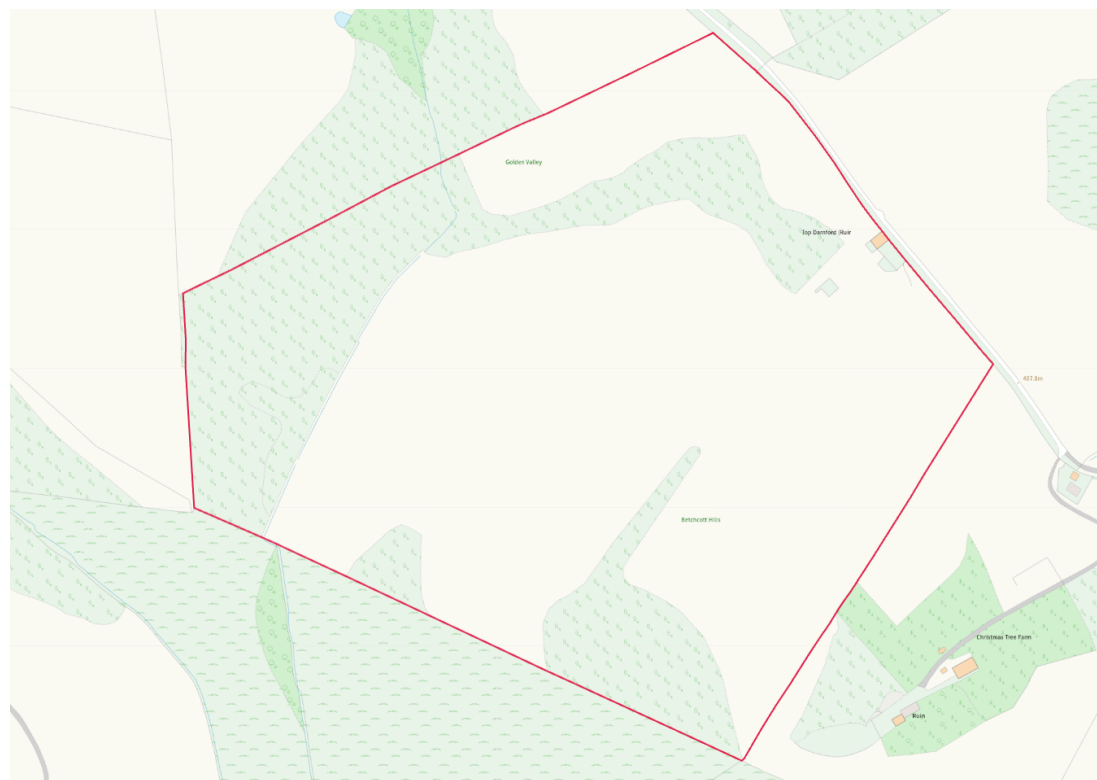
The property is for sale by Private Treaty and is available as a whole.

Tenure

The land is available on a freehold basis with vacant possession on completion.

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.





Local Authority

Shropshire County Council.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a public footpath which runs through the parcel of land.

Agri-Environment Schemes

The land is not entered into any schemes.

Services

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



Directions

From Shrewsbury, take Longden Road. Continue on Longden Road through Pulverbatch and then on for a further 3 miles. Take a left turn at Stitt towards Picklescott and continue for 1 mile. Take a right along The Port Way as indicated by the pointer arrow. In 0.5 miles the entrance to the land will be on your right hand side as indicated by the "For Sale" board.

What3words *///electric.stockpile.nooks*

Viewing Arrangements

Viewing of the property is strictly by appointment only through

George Beer BSc (Hons) MSc

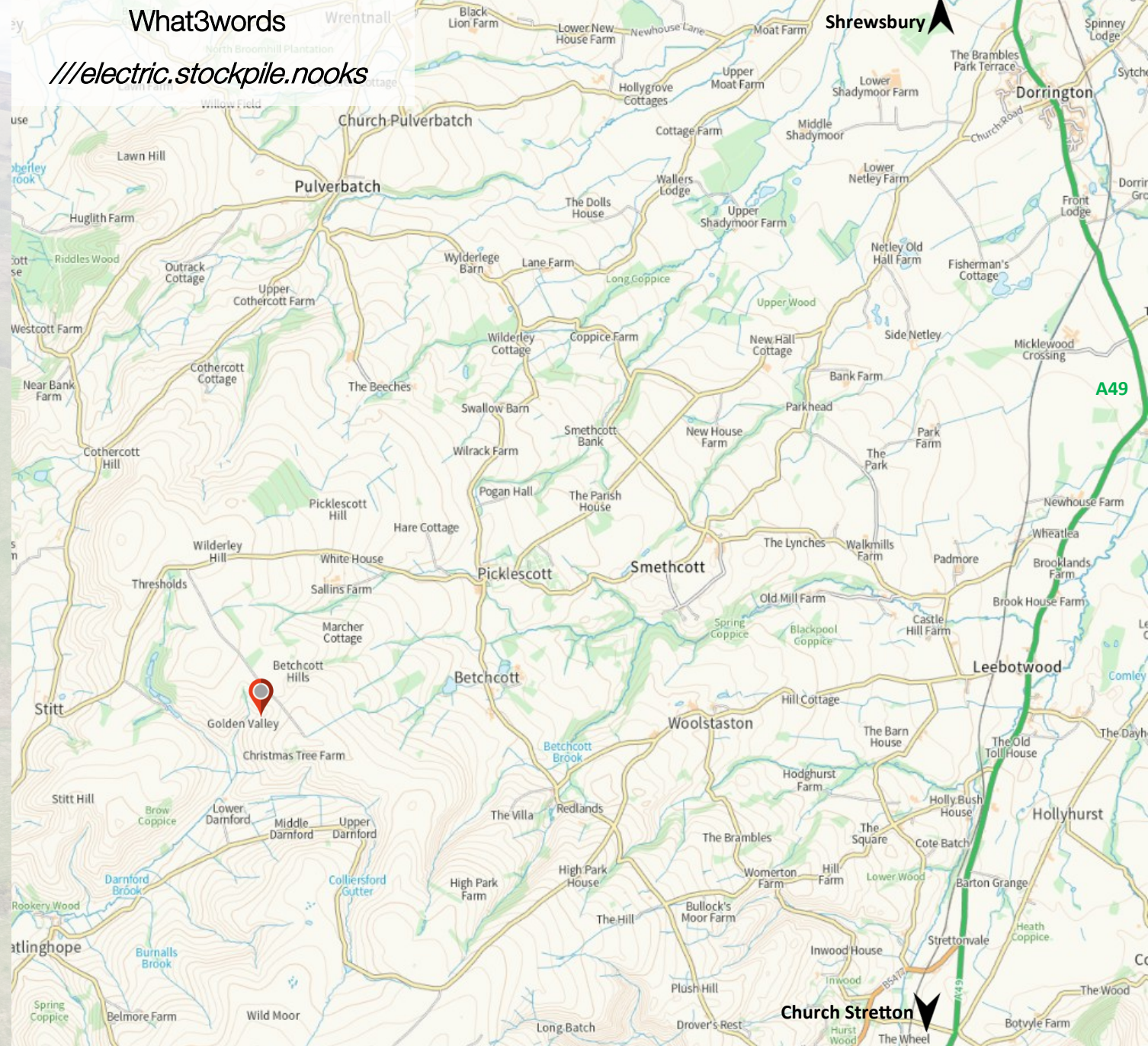
Please contact our Shrewsbury Office:

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Shrewsbury, SY3 5AL

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01743 791 336

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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.