

**BOWEN**

PROPERTY SINCE 1862



Guide Price Excess £500,000

Land at Poynton Green, Shawbury,  
Shrewsbury, SY4 4JN

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## Land at Poynton Green, Shawbury, Shrewsbury, SY4 4JN



A property business  
steeped in heritage  
with a forward  
thinking outlook.

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### Description

**For sale by Informal Tender, closing date  
Friday 30<sup>th</sup> August 2024 by 12:00pm.**

A rare opportunity to purchase a block of productive arable land extending to 48.94 acres or thereabouts. The land is currently cropped to winter barley with good roadside access.

**Location:** The land is within close proximity to the village of Shawbury with the larger towns of Wem, Shrewsbury and Telford within a short drive.

#### **Easements, Wayleaves & Rights of Way:**

The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

**Town and Country Planning Act:** The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

**Plans:** All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and sites areas have been calculated using Promap.

**Tenure:** We understand that the land is freehold subject to Vacant Possession upon completion.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Viewing and Further Information:** The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers or Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted.

Tender forms are available upon request from the selling agent, for further information please contact the Ellesmere office on (01691) 622534.

**Directions:** From Shrewsbury proceed north taking the A53 towards Shawbury. On arrival at Bings Heath take the right turning sign posted Poynton. Continue to the next junction taking the right turn for Poynton and Roden. Continue for a short distance where the land can be identified by the agents for sale board.

**What3Words:** ///education.dwell.pancake

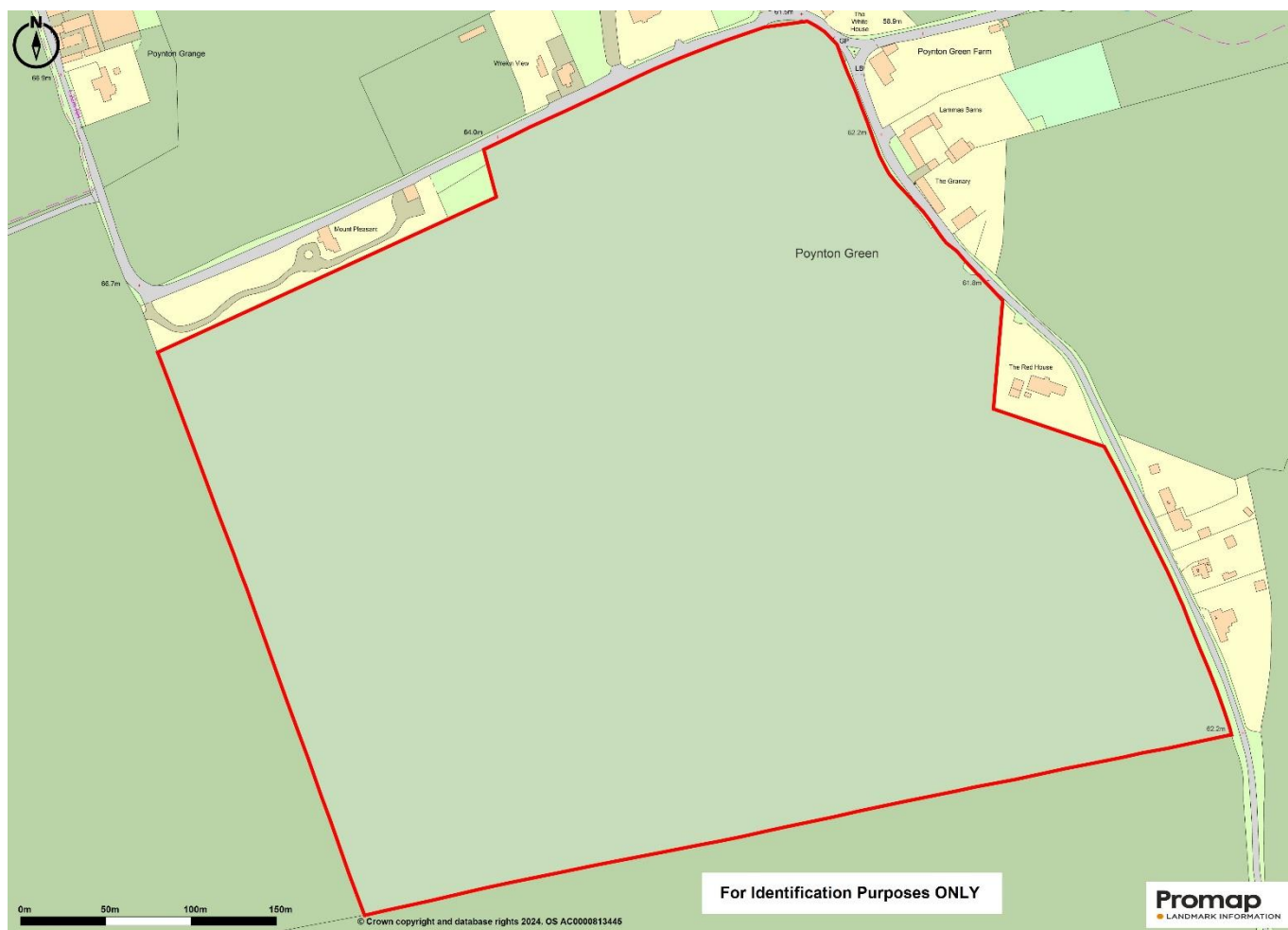
**Method of sale:** For sale by Informal Tender, closing date Friday 30th August 2024 by 12:00pm.

**Lots:**

Lot 1 – 48.94 acres or thereabouts- Guide Price Excess £500,000

Lot 2 – 8.41 acres or thereabouts- Guide Price Excess £100,000

Tenders can be submitted for individual lots or as a whole.





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