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## SAMUEL WOOD

Plot of Land at, Shawbury Park Wood, Shawbury, Shrewsbury, Shropshire, SY4 4BY



Samuel Wood is delighted to offer for sale this extensive plot of rural land situated near Poynton in Shropshire. The subject site comprises approximately 13.56 acres including pools, small areas of woodland, a static caravan and plant machinery to be negotiated as part of the sale. Positioned between two large plots of agricultural land and accessible with vehicular right of way from the Bings Heath Lane east from the A53. Viewing is highly recommended by the selling agent.

- Approx 13.56 Acre Plot of Land
- Fenced Area to Whole Plot
- Woodland Area
- Fresh Water Pools
- Vehicular Access for Maintenance of Woodland
- Static Caravan available by Negotiation
- Plant Machinery available by Negotiation
- Right of Way Through Adjacent Fields


## Agents Note:

The land has benefit of vehicular right of way for the purposes of felling and removing of timber, plus replanting and maintenance of the woodland.

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 03456789000

Council Tax Band: tbc

## Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

## Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.


Google


Floor Plans

 are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal
 will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the maiority of our shots are taken with a wide angle lens

CONTEMPORARY AgENCY • TRADITIONAL VALUES
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