



Roger  
Parry  
& Partners

LAND AT MEADOWTOWN  
Shrewsbury, Shropshire, SY5 0DZ

## Land at Meadowtown, Shrewsbury, Shropshire, SY5 0DZ

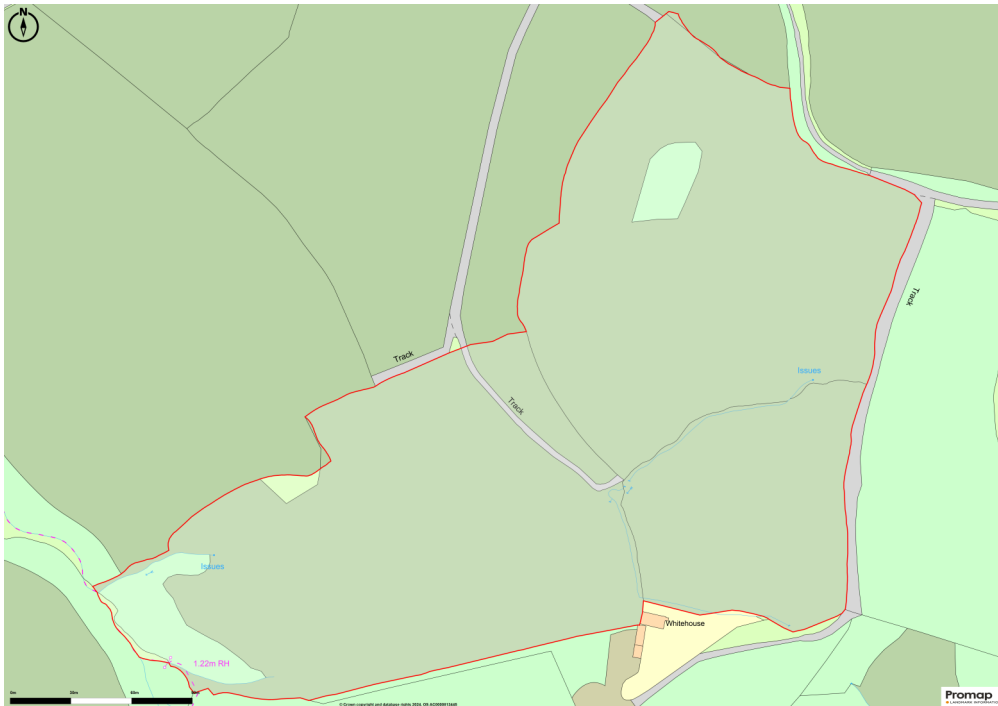
**Guide Price: £125,000**

An exciting opportunity to purchase block of approximately **16.60 acres (6.72 hectares)** of pastureland situated in the stunning mid-Shropshire countryside.

This most productive land is currently laid to grass and has been managed in grazing livestock and mowing rotations. There are well established hedgerows, mature wooded areas and fences which provide natural shelter.

Private water supply via two Springs in the top and bottom fields. There are a number of holding tanks. Access is via a right of way across a track, just off the council adopted road.

The land would also be well suited for equestrian use and has further opportunities such as through natural capital earnings and biodiversity net gain.



### Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

### Method of Sale

The land is offered for sale by Private Treaty.

### Tenure

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

### 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.

### 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.

### Sporting, Mineral and Timber Rights

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

### Directions

When passing through Worthen on the B4386 from Shrewsbury, take the last lefthand turn sign posted towards Minsterley (B4499). After roughly a mile, take the righthand turn towards Bromlow, and continue on this road for approximately two miles. Take the righthand turn onto 'the Lyde' and continue for approximately 1.5 miles and you will arrive at the hamlet of Meadowtown. Continue through Meadowtown and follow the pointer to the left hand side. Take the right hand track and in 100m, take a left. The entrance to the land will be 50m ahead, marked by a 'for sale' sign.

### What3words ///timeless.euphoric.sliders

### Viewing Arrangements

Viewing of the property is strictly by appointment

through Roger Parry & Partners LLP.

Please contact our head Office:

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

georgebeer@rogerparry.net - 01743 791336



**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.