

FOR SALE

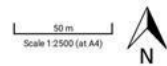
Halls 1845

Approximately 4.54 acres of Land, All Stretton, Church Stretton, Shropshire, SY6 7JL

4.54 Acres at All Stretton



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FOR SALE

Auction Guide £50,000

Approximately 4.54 acres of Land, All Stretton, Church Stretton, Shropshire, SY6 7JL

For Sale by Public Auction on 26th April 2024

Auction Guide: £50,000 (\*Please see section titled Guide Price/Reserve)



01743 450 700

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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- Approximately 4.54 acres (1.84 ha)
- Grassland in a single enclosure
- Roadside access
- Suitable for a range of uses
- Approx. 3/4 mile from All Stretton
- For sale by public auction on 26th April 2024

## SITUATION

The land is located adjacent to the unclassified, council maintained Dudgeley Mill road which runs between the A49 and the B5477 All Stretton to Church Stretton road, approximately 0.75 miles from the village of All Stretton and just under 2 miles from Church Stretton.

## DESCRIPTION

The land comprises of a single parcel of approximately 4.54 acres of permanent grassland which slopes gently from the roadside and is then gently undulating. It has single gated access off the unclassified Dudgeley Mill road and has been used for livestock grazing for a number of years.

It benefits from three hedge and tree lined boundaries with stock netting, together with a fourth boundary of stock proof fencing against the railway. A handsome mature tree lies at the centre of the field.

According to Soilscape the soil is a slightly acid loamy and clayey soil, and according to the Agricultural Land Classification for England and Wales, it is classed as Grade 3.

## OVERAGE CLAUSE

An Overage Clause will apply, whereby the Purchaser or his successor in title will be required to pay 25% of any increase in value of the land as a result of planning permission granted within 10 years for any development that is not agricultural, or equestrian or ancillary to an agricultural or equestrian use. Please see the Legal Pack.

## SERVICES

We understand there was a mains water connection which is currently disconnected.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

## BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

## LOCAL AUTHORITY

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

## PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

## VIEWING

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

## METHOD OF SALE

The property is for sale by public auction at 3pm on Friday 26th April 2024, at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR.

## GUIDE PRICE/RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

## MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

## LEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

## CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

## BUYER'S PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the hammer, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price and is set at 2.5% plus VAT, of the "hammer price", subject to a minimum fee of £1,950 plus VAT (£2,340). This fee will apply whether the lot is purchased before, at or after the auction.

## SOLICITOR

Mr Stephen Soper of Powells Law, 7-13 Oxford Street, Weston Super Mare, BS23 1TE.

## AGENTS

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Mr P Stephens, Paul. E. Stephens Property Consultants and Chartered Surveyors, Woodnall, All Stretton, Shropshire, SY6 6JP. Tel: 07837 322172. Email: paul@woodnall.co.uk

