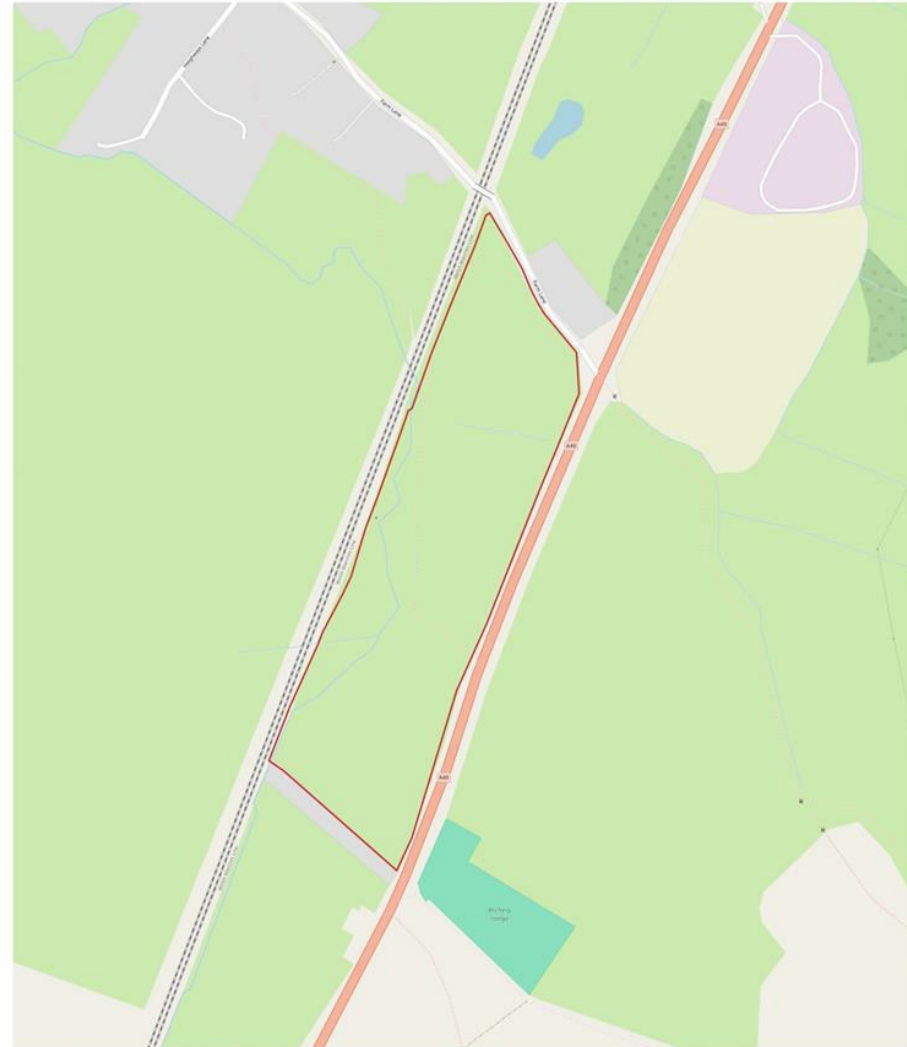


FOR SALE



Approximately 13.54 acres at Farm Lane, All Stretton, Church Stretton, Shropshire, SY6 7JH

13.54 Acres at Farm Lane



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FOR SALE

Auction Guide £75,000

Approximately 13.54 acres at Farm Lane, All Stretton, Church Stretton, Shropshire, SY6 7JH

For Sale by Public Auction on 26th April 2024

Auction Guide £75,000 (*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 13.54 acres (5.47 ha)
- Permanent Grassland
- Roadside access at multiple points
- Suitable for a range of uses
- Approx. ½ mile from All Stretton
- For sale by public auction on 26th April 2024

SITUATION

The land is located adjacent to the unclassified, Council-maintained Farm Lane and the A49, approximately 0.5 miles from the village of All Stretton and just under 1 mile from Church Stretton.

DESCRIPTION

The land comprises of approximately 13.54 acres of permanent grassland which is gently undulating. It has single gated access off the unclassified, council-maintained Farm Lane and two gateways off the A49. It has been used for livestock grazing for a number of years.

The land benefits from hedge and tree lined boundaries with stock netting and stock proof fencing against the railway. It is divided internally by tree lines to form smaller parcels, and is crossed by Town Brook.

According to Soilscales, 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 4.

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 the land is not currently connected to any services.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

We understand the land is crossed by a public footpath. 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 sellers 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). The fee will apply whether the lot is purchased before, at or after the auction.

SOLICITOR

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AGENTS

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