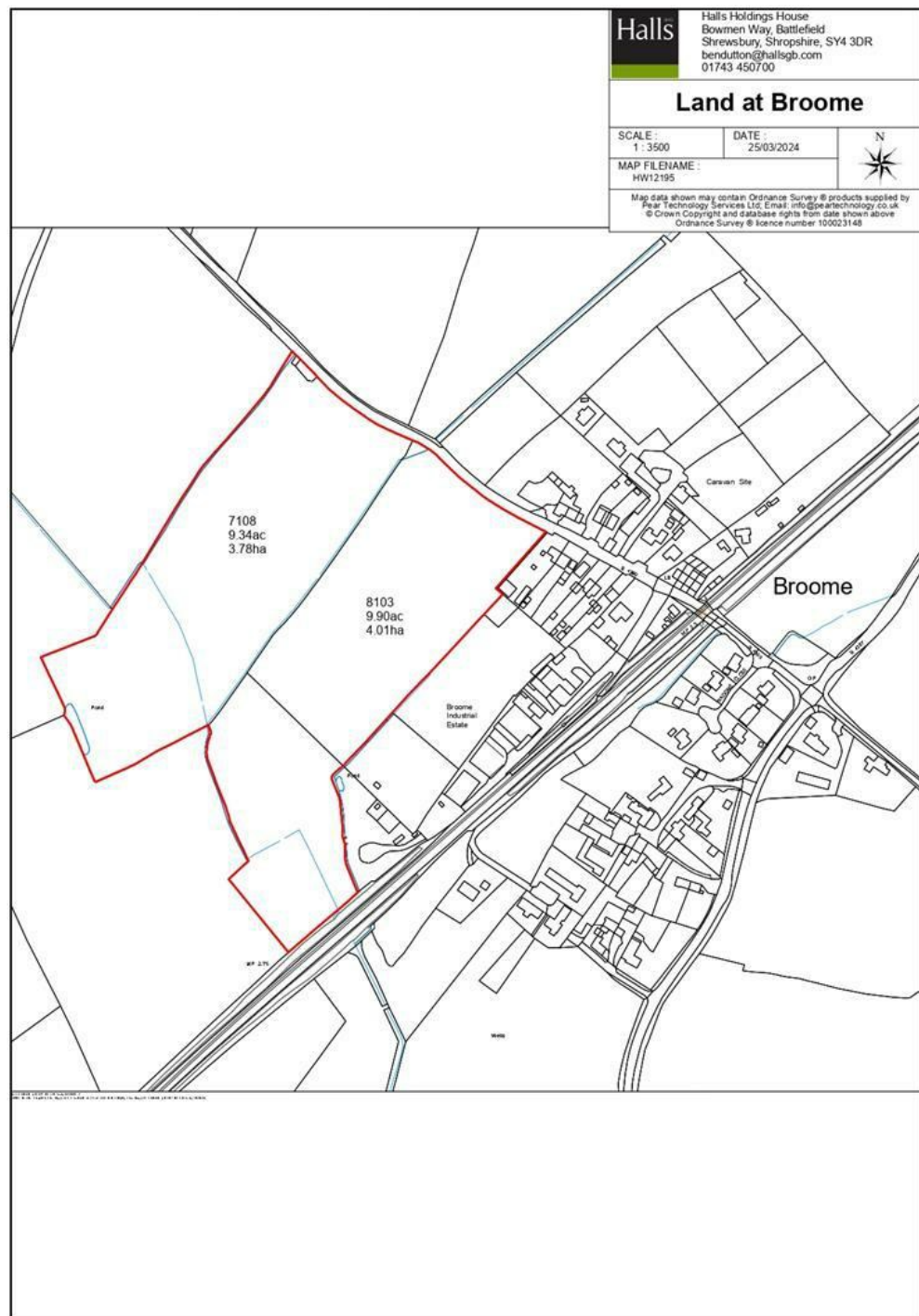


FOR SALE

19.24 acres of Land at Broome, Aston-On-Clun, Craven Arms, SY7 0NT



FOR SALE

For Sale by Informal Tender

19.24 acres of Land at Broome, Aston-On-Clun, Craven Arms, SY7 0NT

For Sale by Informal Tender  
Guide Price: £10,000 per acre

Closing Date: 12 noon on Monday 6th May 2024



01743 450 700

Rural Professional Department  
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,  
Shrewsbury, Shropshire, SY4 3DR  
Email: reception@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ludlow 9 miles, Craven Arms 2.5 miles, Aston-on-Clun 0.5 miles  
All distances are approximate.

- 19.24 acres of Pastureland
- Two Productive Fields
- Good Access
- Natural Water Supplies
- For Sale By Informal Tender
- Closes: 12 noon 6th May 2024

### GENERAL REMARKS

Halls have been favoured with instructions to offer this productive pasture land for sale by Informal Tender by Mrs Sarah Evans, Mr Philip Howells and Mrs Emma West.

It comprises two fields which have good gated access onto the Aston-on-Clun to Broome Council maintained roadway. It provides excellent grazing for cattle, sheep or horses.

### SITUATION

It is situated 9 miles from Ludlow, 2.5 miles from Craven Arms, 0.5 mile from the village of Aston-on-Clun. It is situated on the north western edge of the village of Broome.

### DESCRIPTION

Field Number 7108 9.34 acres (3.78 ha)  
Field Number 8103 9.90 acres (4.01 ha)

Total Area 19.24 acres (7.79 ha)

### RURAL LAND REGISTER

It is registered on the Rural Land Register with the Rural Payments Agency. No Basic Payment Entitlements are being sold with this land.

### WATER

It has excellent natural water supplies.

### ENVIRONMENTAL SCHEMES

There are no Environmental Schemes on this land.

### VEHICULAR ACCESS

Each field has good vehicular access onto the minor Council maintained road which runs from Aston-on-Clun to Broome.

### LIVESTOCK HANDLING PEN

There is a livestock pen on the land at Broome in field 7108 by the road.

### TENURE

The land is freehold and vacant possession will be given on completion.

### SPORTING RIGHTS

They are in hand.

### INGOING VALUATION

There will be no ingoing valuation.

### DEVELOPMENT CLAWBACK

In the event that the purchaser of this land obtains planning permission on it for residential or commercial use within the next thirty years, then he/she will be obliged to pay to the vendors 30% of the enhanced value over and above its current agricultural value.

### 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 outgoing rights whether mentioned in these sales particulars or not.

### BOUNDARIES, FENCES AND ROADS

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.

### 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.

### METHOD OF SALE

The land is being sold by informal tender. Could prospective purchasers please submit their offers in writing, subject to contract, to Halls Holdings Ltd either by post or email by 12 noon on Monday May 6th 2024

### AGENT

Peter Willcock  
Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Tel: 01743 450700  
Email: peterw@hallsgb.com  
rachelh@hallsgb.com

### VIEWING

Viewing is available during reasonable daylight hours with a set of these particulars.

### SOLICITOR

Mr Mark Harvey  
PCB Solicitors LLP  
Old Bank Chambers, 2 High Street, Church Stretton, Shropshire, SY6 6BT  
Tel: 01694 723818  
Email: mark.harvey@pcblaw.co.uk

Halls

#### INFORMAL TENDER FORM

19.24 ACRES OF LAND AT BROOME, CRAVEN ARMS, SHROPSHIRE, SY7 0NT

Informal Tender Closing Date: Monday 6<sup>th</sup> May 2024

I/We offer the sum of

£..... (IN WORDS)

My/our position is: (delete as appropriate)

1. Cash Purchaser(s) with finance available.
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other, please specify .....

#### Your Details

Name .....

Address .....

Telephone ..... Mobile .....

Email .....

This form is to be returned no later than 12 noon on Monday 6<sup>th</sup> May 2024

Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR

Email: [peterw@hallsgb.com](mailto:peterw@hallsgb.com) or [rachelh@hallsgb.com](mailto:rachelh@hallsgb.com)

