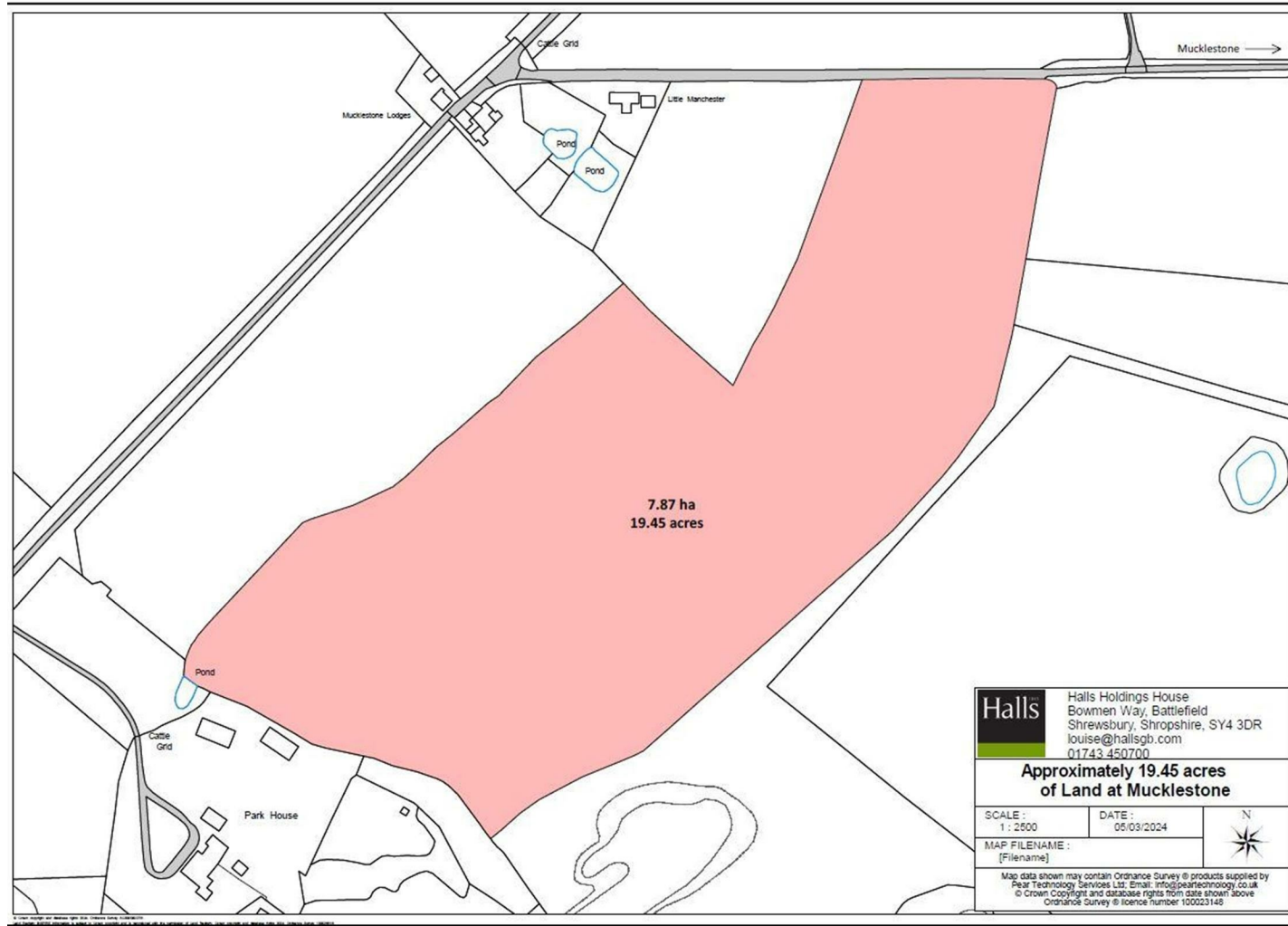


FOR SALE



Approx. 19.45 acres, of land at Mucklestone, Market Drayton, Shropshire, TF9 4AH



FOR SALE

Price Guide £240,000

Approx. 19.45 acres, of land at Mucklestone, Market Drayton, Shropshire, TF9 4AH



01743 450 700

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



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- Approximately 19.45 acres
- Arable land
- Informal tender

SITUATION

The land is located in a rural area between the village of Mucklestone and Norton-in-Hales. The nearest town of Market Drayton is approximately 3 miles away and is easily accessed by the local main road network.

DESCRIPTION

The land comprises of a single enclosure of approximately 19.45 acres (7.87 ha) of productive arable land, which is currently down to winter wheat and winter bird food under the Vendor's stewardship scheme. The topography is gently undulating and the land benefits from fence or mature hedgerow boundaries with mature boundary trees. It is versatile and capable of growing a range of crops or grass.

INGOING

If completion takes place before the growing crop of what is harvested, the Purchaser will be given the option to purchase the crop at cost upon completion, or the Vendor could have holdover until completion,

SERVICES

We understand the land benefits from a separately metered mains water supply.

BASIC PAYMENT SCHEME

Future de-linked payments will be retained by the Vendors.

ENVIRONMENTAL STEWARDSHIP

The option in place on the land at present is rotational and will therefore be relocated. The land is not being sold subject to any Environmental Stewardship Schemes.

NITRATE VULNERABLE ZONE (NVZ)

The land is situated within a Nitrate Vulnerable Zone.

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 whether mentioned in these sales particulars or not.

BOUNDARIES, ROADS & 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

Staffordshire County Council, 1 Staffordshire Place, Stafford, Staffordshire, ST16 2DH

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.

TENURE

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

VIEWING

The land can be viewed at any reasonable time during daylight hours, with a set of these particulars in hand.

METHOD OF SALE

The property is for sale by informal tender, as a whole.

If you wish to make an offer, you must complete the attached tender form and return it to the office of the sole selling agent by no later than 12 noon on Monday 13th May 2024. The vendors will allow seven working days to consider the offers before a decision is made. The tender should be submitted in a sealed envelope marked "Land at Mucklestone Tender", for the attention of Louise Preece.

The vendor does not undertake to accept the highest offer or indeed any offer.

To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

GUIDE PRICE

£240,000

SOLICITOR

Sally-Ann Butter of Graham Withers & Co, 46, Cheshire Street, Market Drayton, Shropshire, TF9 1PQ

SOLE AGENTS

Louise Preece, Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.
email: louise@halls.gb.com
Tel: 01743 450700

