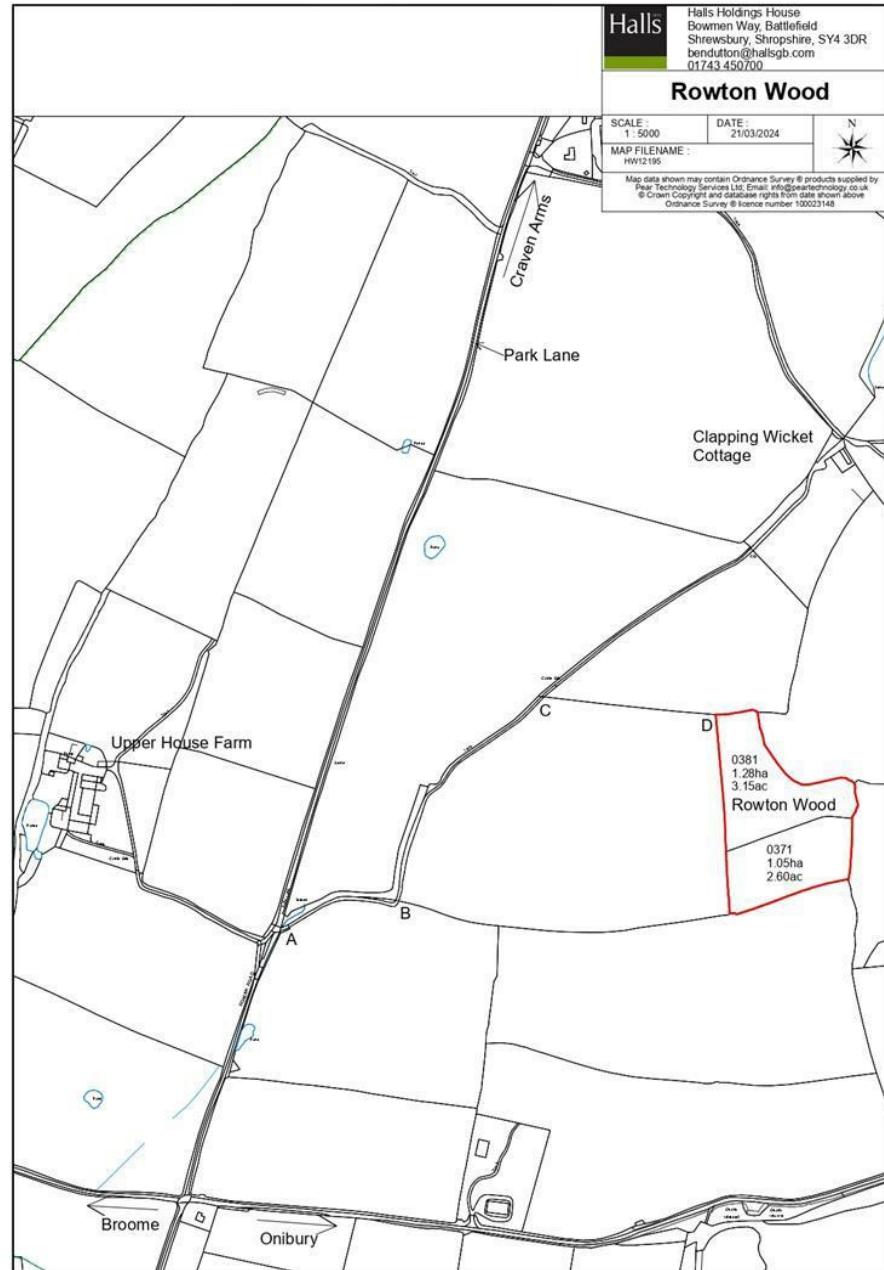


FOR SALE

5.75 acres Rowton Wood Aston-On-Clun, Craven Arms, Shropshire, SY7 0NY



FOR SALE

Price Guide £30,000

5.75 acres Rowton Wood Aston-On-Clun, Craven Arms, Shropshire, SY7 0NY

Small compartment of Woodland and Pastureland for sale by Private Treaty. Guide Price £30,000



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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Onibury 3 miles, Ludlow 7.5 miles, Aston-on-Clun 1.5 miles  
All distances are approximate.

- 5.75 acres of Woodland and Pastureland
- 3.15 acres of Mixed hardwoods
- 2.60 acres of pasture
- Natural water supplies
- For Sale by Private Treaty
- Offers Invited, Price Guide £30,000

## GENERAL REMARKS

Halls have been favoured with instructions by Richard Hughes to offer this small compartment of woodland and pastureland for sale by Private Treaty because it is surplus to his requirements.

It comprises mixed hardwoods with a small pasture field located on its southern boundary which is adjacent to the larger View Wood.

## SITUATION

It is situated 3 miles from Onibury, 7.5 miles from Ludlow, 1.5 miles from Aston-on-Clun and ¼ mile from Broome.

It is immediately adjacent to the minor Council maintained road, known as Park Lane which runs from Craven Arms to Rowton and Shelderton.

## DESCRIPTION

3.15 acres (1.28 ha) mixed woodland  
2.60 acres (1.05 ha) pasture

Total Area: 5.75 acres (2.33 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.

## ENVIRONMENTAL SCHEME

There are no Environmental Schemes on this land.

## WATER

It is dependant on natural water supplies.

## VEHICULAR ACCESS

It is approached from the minor Council maintained road from Craven Arms to Rowton, known as Park Lane, by a right of way over a farm track between points A-B-C and thereafter along the northern boundary of Field Number 7877 between points C-D on the attached plan.

## 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.

## 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, 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.

## VIEWING

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

## AGENT

Peter Willcock  
Halls Holdings Ltd, Halls Holdings House, Bowmen Way,  
Battlefield, Shrewsbury, Shropshire, SY4 3DR  
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Email: peterw@hallsgb.com  
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## SOLICITOR

Susan Morrissy  
MFG Solicitors  
9 Corve Street, Ludlow, SY8 1DE  
Email: susan.morrissy@mfgsolicitors.com

## METHOD OF SALE

For sale by Private Treaty.

## MONEY LAUNDERING REGULATIONS

Please be aware that if your offer is successful, we are required under the Money Laundering Terrorist, Financing and Transfer of Funds (Information of the Payer Regulations 2017) to hold on our records copies of documents that confirm your identity.



View from Wood

