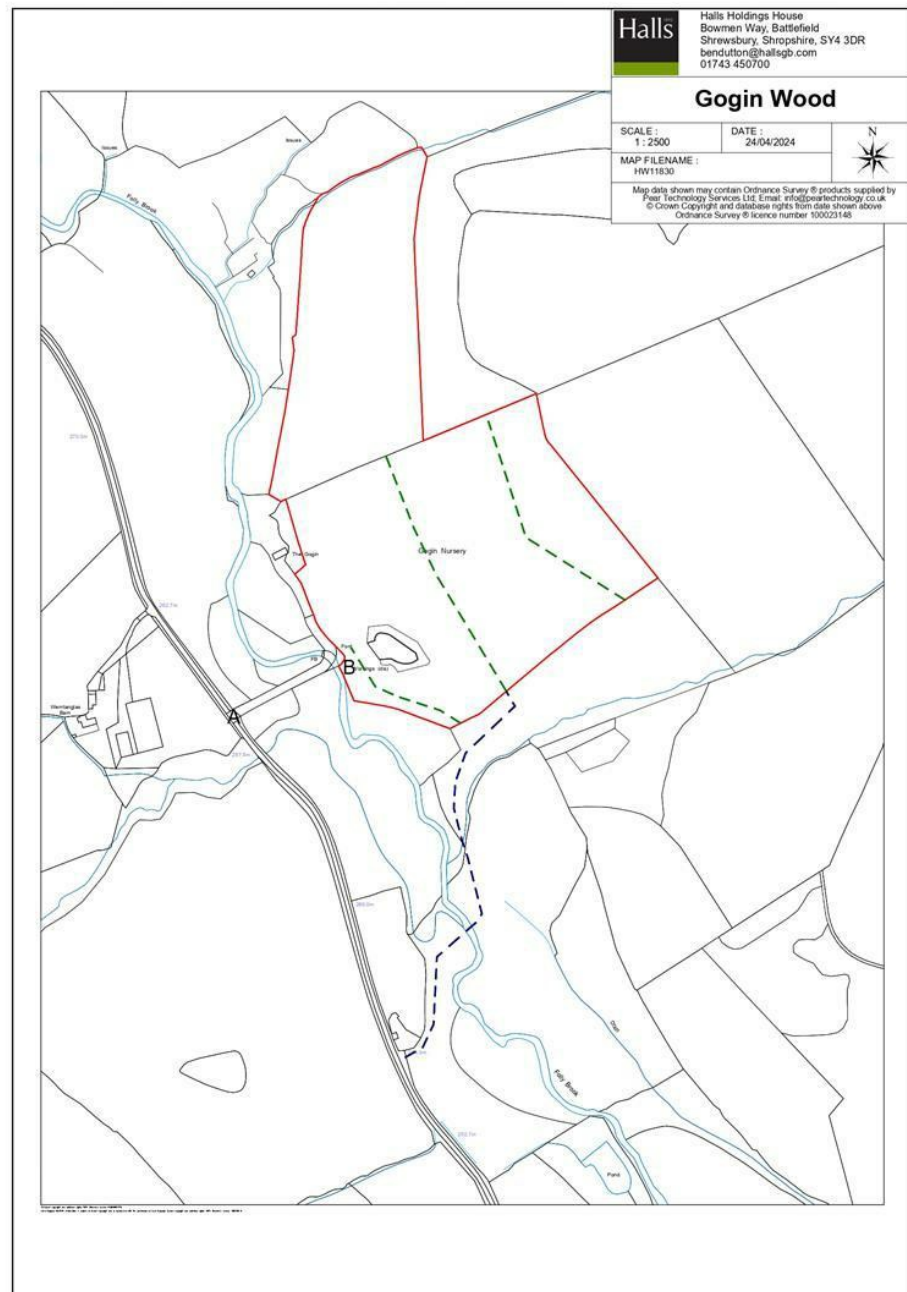


FOR SALE

Gogin Wood, Newcastle, Craven Arms, Shropshire, SY7 8QY



FOR SALE

Guide Price: £85,000

Gogin Wood, Newcastle, Craven Arms, Shropshire, SY7 8QY

A most attractive parcel of amenity woodland extending to 17.34 acres (7.02 ha).
For Sale by Private Treaty.
Price Guide £85,000.



01743 450700

Battlefield Sales
Halls Holdings House, Bowmen Way, Shrewsbury, Shropshire,
SY4 3DR
E: reception@hallsgb.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.

Newcastle (1 mile), Clun (5 miles) and Craven Arms (14 miles).
All distances are approximate.

- Amenity Woodland
- 17.34 acres (7.02 Ha)
- Area of Outstanding Natural Beauty
- Mix of Broadleaves and Conifers
- Good Access
- Guide Price £85,000

GENERAL REMARKS

Halls have been favoured with instructions by Peter Yeoward to offer this compartment of amenity woodland because it is now surplus to his requirements. It is situated in an unspoilt part of south Shropshire in an area of outstanding natural beauty.

SITUATION

It is situated approximately 1 mile north of the village of Newcastle and is approximately 5 miles from Clun, and 14 miles west of Craven Arms. It is located close to the minor Council maintained roadway which runs from Newcastle to the Two Crosses.

RURAL LAND REGISTER

It is registered on the Rural Land Register.

TIMBER

It is a mix of broadleaf trees which are interspersed with conifers.

ACCESS

It can either be approached by a right of way from the Council maintained road at point A to point B, or it is approached via a right of way with or without vehicles, for the purposes of timber extraction along the approximate route identified by a broken blue line on the plan. The persons exercising such right doing no unnecessary damage and making good all damage caused to the surface of the property to the reasonable satisfaction of the owners of the farmland in question.

INTERNAL ACCESS TRACK

There is an internal access track which has been identified by a broken green line on the plan.

TENURE

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

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, 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.

AREA

OS Number: 7528 - Gogin Nursery 7.02 ha (17.34 acres)

SOLICITORS

Helen Barrett
PCB Solicitors LLP
7 Wylcwm Place, Knighton, Shropshire LD7 1AE
Tel: 01547 528332
Email: helen.barrett@pcblaw.co.uk

METHOD OF SALE

The land is available for sale by Private Treaty.

VIEWING

The land can be viewed in daylight hours with a copy of the sales particulars.

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.

