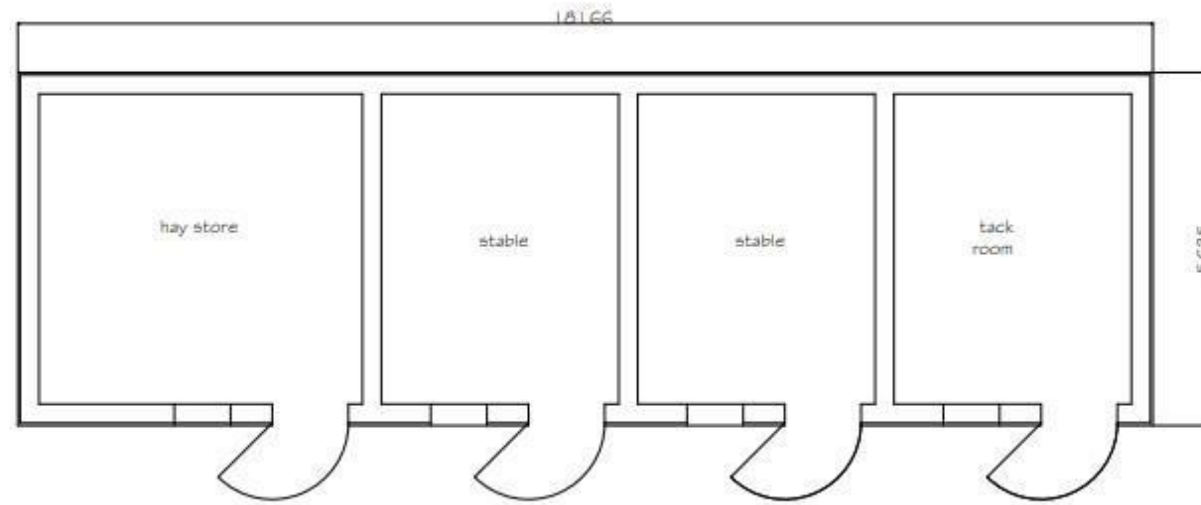
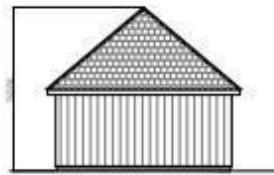


FOR SALE

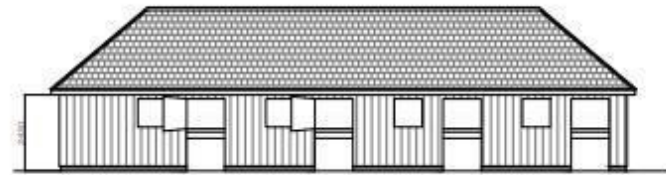
Land at Heath Bridge, Rushbury, Church Stretton, Shropshire, SY6 7EP



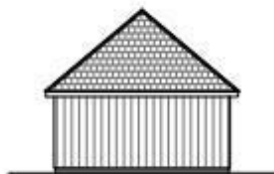
PROPOSED PLAN



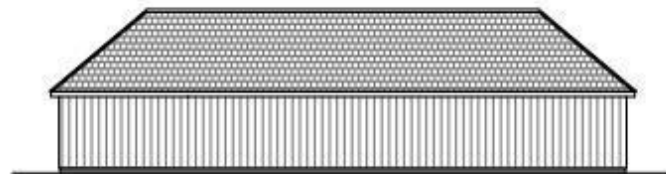
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



FOR SALE

Offers Over £70,000

Land at Heath Bridge, Rushbury, Church Stretton, Shropshire, SY6 7EP

An excellent opportunity to purchase approximately 3.00 acres (1.212 ha) of permanent pasture and amenity land in a tranquil and idyllic location with the benefit of planning permission for 2 stables, hay store and tack room.

For Sale by Private Treaty



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 3.00 acres (1.212 ha)
- Permanent pasture & amenity land
- Good road frontage and access
- Approx. 4 miles from Church Stretton
- Situated within the Shropshire Hills AONB
- Planning Permission for 2 stables, hay store and tack room

#### LOCATION

Situated on the eastern edge of the village of Wall-Under-Heywood and 4 miles to the south-east of Church Stretton in south Shropshire, the land benefits from excellent gated access and road frontage to the B4371 and stunning views of the surrounding countryside.

#### DIRECTIONS

From Shrewsbury take the A49 south to Church Stretton. At the crossroads turn left onto the B4371 continuing for 4 miles until you reach Wall-under-Heywood. The land will be found after a short distance on the right hand side as identified by our 'For Sale' board.

#### DESCRIPTION

Comprising level pasture and amenity land, the property boasts a range of important flora and fauna providing a haven for wildlife with the addition of the Heath Brook which meanders through the land not only providing a useful natural water supply but also a picturesque feature. This Grade 3 land has slowly permeable, slightly acid but base-rich loamy and clayey soils.

#### STABLE BLOCK

Full planning permission was granted on 2nd May 2024 (application reference 24/00870/FUL) for the change of use of land for equestrian purposes and erection of 2 stables, a hay store and tack room measuring 18.17 m x 5.63 m. The full suite of planning application documents can be viewed online via Shropshire Council's website. The stables are to be built of concrete block construction, with timber cladding and a tile roof.

#### SERVICES

We understand the land is not currently connected to any services.

#### TENURE

The property is of freehold tenure and vacant possession will be given upon completion.

#### ENVIRONMENTAL SCHEMES

The land is not currently subject to any known Environmental Schemes.

#### SPORTING RIGHTS

Sporting Rights are understood to be in hand and so far as they are owned and will be included in the sale.

#### RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There is a public footpath running through the land to the west of Heath Brook.

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.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND  
Tel: 0345 678 900

#### 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.

#### VIEWINGS

Viewings can be carried out at any time during daylight hours with a set of these particulars to hand.

#### METHOD OF SALE

The land is for sale by way of Private Treaty

#### OVERAGE PROVISION

The land is subject to an overage provision whereby if planning permission is obtained for any non-agricultural or equestrian use in the next 22 years then 25% of the uplift in value is payable to the previous owner.

#### SOLICITOR

PCB Solicitors, Cypress Centre, Sitka Drive Shrewsbury Business Park, Shrewsbury, SY2 6LG  
Tel: 01743 248148

#### SOLE AGENT

Anne-Marie Brettell BSc (Hons) MRICS FAAV, Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.  
Tel: 01743 450700. Email: anne-marie@hallsgb.com

