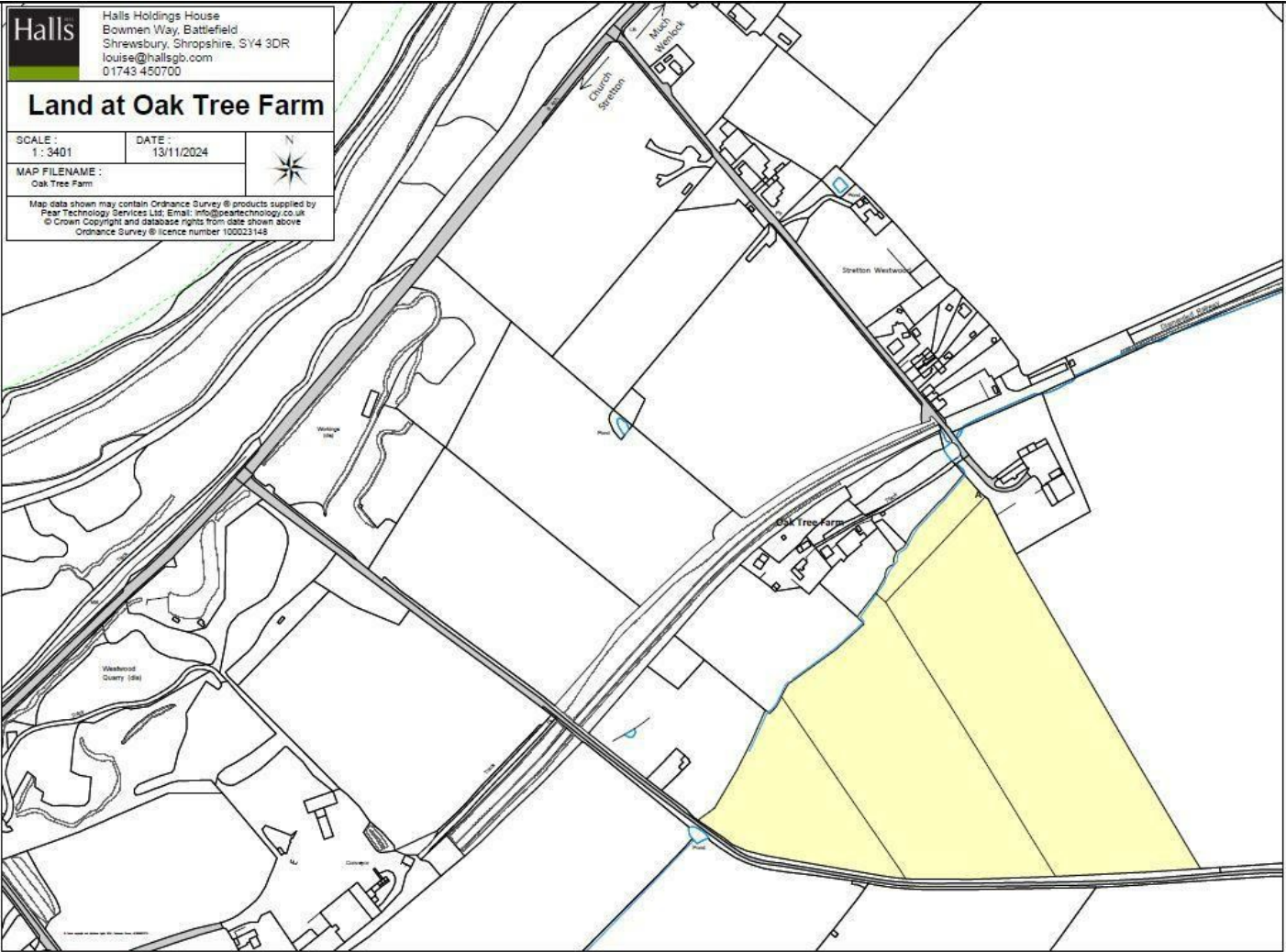


FOR SALE

17.30 Acres of Land at Oak Tree Farm 45, Stretton Westwood, Much Wenlock, Shropshire, TF13 6DE



FOR SALE

Guide Price £185,000

17.30 Acres of Land at Oak Tree Farm 45, Stretton Westwood, Much Wenlock, Shropshire, TF13 6DE

Approximately 17.30 acres of Permanent Grassland at Oak Tree Farm, 45 Stretton Westwood, Much Wenlock, Shropshire TF13 6DE

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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Much Wenlock 1 1/2 miles, Bridgnorth 9 miles, Church Stretton 11 miles, Telford 10 miles, Shrewsbury 11 1/2 miles.

(All mileages are approximate).

- Approximately 17.30 acres of permanent grassland
- Located 1.5 miles from Much Wenlock

SITUATION

The land is located approximately 1 ½ miles from the popular Shropshire town of Much Wenlock, with the larger towns of Bridgnorth, Church Stretton, Telford and Shrewsbury being a convenient drive away. The M54, which provides links onwards to the M5 and M6, is only 10 miles to the north. It is accessed via the unclassified council-maintained Stretton Westwood Lane which leads off the B4371 Much Wenlock to Church Stretton road.

DESCRIPTION

The land comprises of approximately 17.30 acres of sloping permanent grassland. It has previously been used for grazing and mowing and is fenced internally dividing the area in to three smaller paddocks.

The land is accessed via a Right of Way which leads from the access lane and over the private driveway of the neighbouring Lower Farm to a single gateway, as denoted by ‘A’ on the plan. The right of way is a “right at all times and for all agricultural purposes with or without horses, cars or other vehicles mechanically propelled or otherwise to pass and repass and to drive sheep, cattle and other animals over and along the fold yard and road”.

The purchaser will be required to ensure there is an adequate stock proof boundary between the land and neighbouring Oak Tree Farm, within 6 months of completion.

SERVICES

A mains water connection is possible and the purchaser will be given the opportunity to connect across land forming part of Oak Tree Farm. Any connection must be made within 6 months of completion.

BASIC PAYMENT SCHEME

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

ENVIRONMENTAL SCHEME

The land is not currently subject to any Environmental Stewardship schemes.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand.

NITRATE VULNERABLE ZONES (NVZ)

The property is situated within a Nitrate Vulnerable Zone.

TENURE

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

RIGHTS OF WAY, EASEMENTS AND COVENANTS

A public footpath runs along the boundary. 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.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

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

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale by Private Treaty and offers should be made for the property as a whole or in lots. The Vendors or their Agents reserve the right to change/vary the method of sale at any time, including requesting Best and Final offers.

SOLICITOR

Fodens Solicitors, Fodens Business Centre, M54 Junction 6, Telford, TF3 5HL.

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