

FOR SALE

6.40 acres Acres of Land at Horton, Wem, Shropshire, SY4 5ND



FOR SALE

Guide Price £60,000

6.40 acres Acres of Land at Horton, Wem, Shropshire, SY4 5ND

An excellent block of level grassland with roadside access, suitable for a variety of uses

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01743 450700

Battlefield Sales
Halls Holdings House, Bowmen Way, Shrewsbury, Shropshire, SY4 3DR
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- Approximately 6.40 acres
- Productive grassland
- Roadside access
- Suitable for a variety of uses
- Located near Wem
- For sale by private treaty

LOCATION

The land is conveniently located on the outskirts of Wem and is easily accessed via a single gateway off the B5063 which leads from Wem to Horton, and onwards to Northwood and Ellesmere.

DESCRIPTION

The land comprises of a block of approximately 6.40 acres of productive, level grassland which is accessed via a single gateway off the council-maintained B5063 Wem to Horton road.

The land has been used for sheep and cattle grazing and has been mowed in recent years. It has a wide range of alternative agricultural and amenity uses.

The land is classed as Grade 3 according to the Agricultural Land Classification.

SERVICES

There is currently no mains water connected to the land, however, we understand there is an easement in place to lay a water pipe across neighbouring land, subject to connection fees payable to STW by the purchaser. Prospective buyers should make their own investigations to satisfy themselves.

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into any Environmental Stewardship or grant schemes.

NITRATE VULNERABLE ZONE

The land is located within a Nitrate Vulnerable Zone (NVZ).

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 land is offered for sale freehold with vacant possession available on completion.

SPORTING TIMBER & MINERAL RIGHTS

We understand the sporting rights were reserved by a previous owner. The timber and mineral rights are insofar as we know, owned and included within the sale.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

This property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies together with all other rights and obligations, easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have knowledge of the boundaries and neither the Vendors nor the selling agents will be responsible for defining any ownership of hedges or fences.

VIEWING

Viewings can take place at any reasonable time during daylight hours, with a set of these particulars in hand.

METHOD OF SALE

The land is for sale by private treaty.

SOLICITOR

Zoe Smith of ORJ Law, New Zealand House, Suite C,160-162 Abbey Foregate, Shrewsbury, SY2 6FD. Tel: 01743 355000.

SOLE AGENT

Louise Preece BSc (Hons) MRICS FAAV, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Tel: 01743 450700. Email: louise@halls.gb.com

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000

