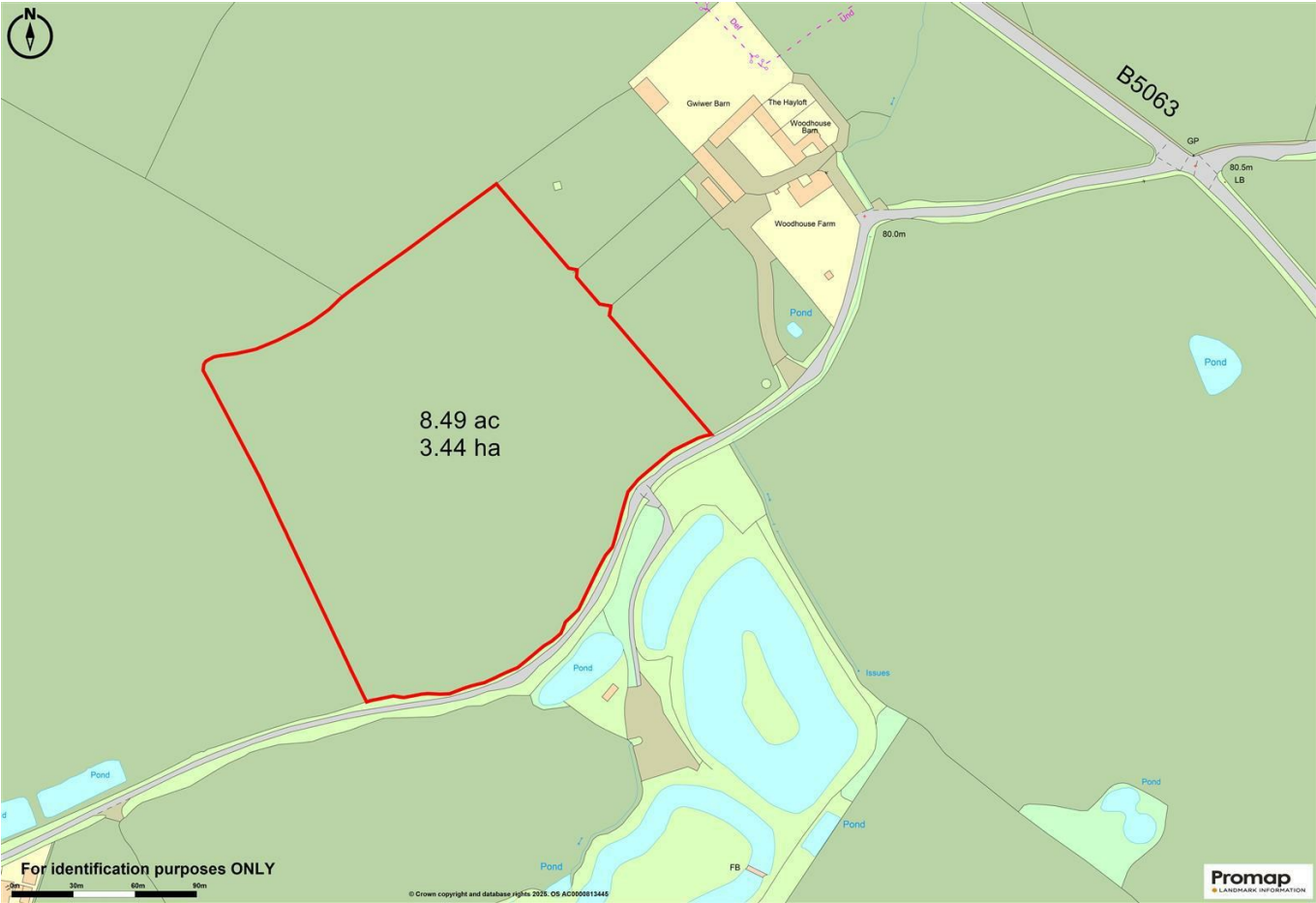


FOR SALE

Approx 8.49 Acres of First Class Grass/Arable Land, on Woodhouse Lane, Near Wem, Shropshire, SY4 5PF



FOR SALE

Guide Price £80,000 - £85,000

Approx 8.49 Acres of First Class Grass/Arable Land, on Woodhouse Lane, Near Wem, Shropshire, SY4 5PF

A first class parcel of Grass/Arable land, retained in a single enclosure, extending to approximately 8.49 acres or thereabouts, in a noted farming area, which is ideal for the grazing of all kinds of livestock, including horses.



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Wem (½ mile), Shrewsbury (11 miles), Chester (30 miles)  
(All distances approximate)

- A first class parcel of grass/arable land
- Retained in a single enclosure
- Good access on to a quiet council maintained country lane
- Unspoilt rural location
- Convenient to Wem and Shrewsbury
- Ideal for those with horses
- Extending to 8.49 acres or thereabouts

DESCRIPTION

Halls are favoured with instructions to offer this excellent parcel of accommodation land just outside Wem, for sale by Private Treaty.

The land is currently retained within a single enclosure of grass/arable land which is ideal for the grazing of all kinds of livestock, particularly horses. The land is level, fertile and in good heart with clearly defined and mature boundaries and access on to a quiet council maintained country lane.

The land is a light, sandy loam and would be considered “early”.

The land is located in a noted farming district, so should certainly be of interest to local farmers looking to supplement their existing acreages, and also by those with equestrian interests, as it would be ideal for horses.

It is rare for such a good quality and handy sized parcel of land such as this to become available for purchase in this area, so Halls, the sole selling agents, have no hesitation in recommending it for an immediate inspection.

The land extends, in all, to approximately 8.49 acres or thereabouts.

SITUATION

The land is situated in a peaceful rural location approximately half a mile from the well known north Shropshire town of Wem.

Wem has an excellent range of local shopping, recreational and educational facilities and is only approximately 2 miles west of the A49 trunk road which links Manchester and South Wales.

Wem has a main line railway station on the Shrewsbury to Crewe line with regular trains to both towns. The town of Wem is also within easy motoring distance of the larger centres of Shrewsbury (11 miles) and Chester (30 miles) both of which have a more comprehensive range of amenities of all kinds.

DIRECTIONS

What3Words: ///unfilled.sober.sweeter

From Wem town centre, proceed south towards Shrewsbury. At the roundabout take the first exit towards Shawbury on to the B5063. Continue for approximately 0.5 of a mile and take the right hand turning at the crossroads on to Woodhouse Lane. Continue for a short distance and the land will be found on the right hand side identified by a Halls For Sale Board.

TENURE & POSSESSION

We understand that the land is of freehold tenure and that vacant possession will be given on completion of the purchase.

METHOD OF SALE

The land is offered for sale by Private Treaty, as a whole.

LOCAL AUTHORITY

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

VIEWING

The land can be viewed at any reasonable time during daylight hours by those in possession of a set of Halls Sale Particulars.

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.

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.

PLANNING

The land 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 improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

SOLE AGENTS

Allen Gittins FRICS, Ellesmere Office, The Square, Ellesmere, SY12 0AW, 01691 622 602, ellesmere@halls.gb.com

