



FOR SALE

Price Guide £140,000

Land at Shrewsbury Road Wem, Shrewsbury, SY4 5PW

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





- Approximately 13.91 acres
- Productive, level grassland
- Previously used for grazing and mowing
- Suitable for a variety of uses
- Convenient roadside access
- For sale by private treaty

LOCATION

The land is conveniently located to the north west of the county town of Shrewsbury, beside the B5476 which passes between Harmer Hill and Wem.

DESCRIPTION

The land comprises of a block of approximately 13.91 acres (5.63ha) of productive, level grassland, which has two points of access off the council-maintained B5476 Harmer Hill to Wem road.

The versatile land has previously been used for both mowing and grazing and is predominantly classified as Grade 3 according to the Agricultural Land Classification.

SERVICES

We understand the land benefits from a mains water connection. Prospective buyers should verify this for themselves.

ENVIRONMENTAL STEWARDSHIP

We understand the land is not currently subject to any environmental stewardship or grant schemes.

NITRATE VULNERABLE ZONE (NVZ)

We understand the land is located in an NVZ.

TENURE

The land is offered for sale freehold, with vacant possession available upon completion.

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.

SPORTING, TIMBER AND MINERAL RIGHTS

Insofar as we are aware, the sporting, timber and mineral rights are included in the sale, however prospective purchasers should verify this for themselves.

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 outgoing whether mentioned in these sales particulars or not.



null Reception
Room/s



null Bedroom/s



null Bath/Shower
Room/s

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.

VIEWING

The land can be viewed 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.

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SOLICITOR

Hatcher Solicitors, Welsh Bridge, 1 Frankwell, Shrewsbury, Shropshire, SY3 8JY
Tel: 01743 248545

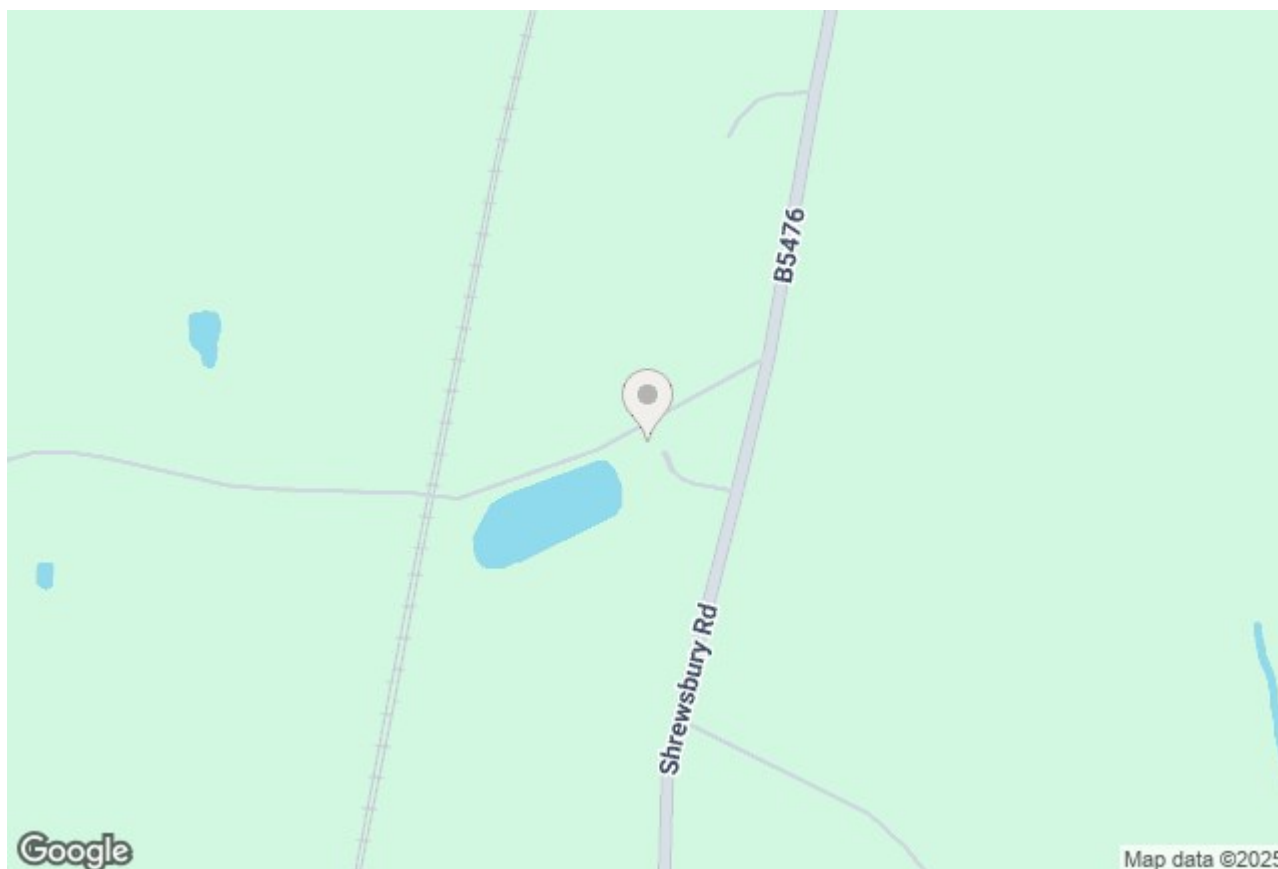
SOLE AGENT

Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Tel: 01743 450700.

Louise Preece BSc (Hons) MRICS FAAV
Email: louise@hallsgb.com

FOR SALE

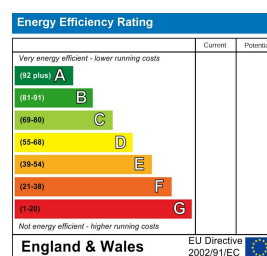
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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.

Energy Performance Ratings



01743 450700

Battlefield Sales

Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR

E: reception@hallsgb.com



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