

- Approximately 8.78 acres (3.55 hectares)
- Permanent grassland in 3 enclosures
- Suitable for grazing or mowing
- Useful livestock building
- Private and peaceful location
- For sale by public auction on 28th November 2025

LOCATION & SITUATION

The land is located on the outskirts of the rural hamlet of Ercall Heath, just off the road which leads from the Bolas Heath to Howle. It lies approx. 1.3 miles north of Tibberton and 6 miles east of Newport. What3words/// thousands.dust.spins

DESCRIPTION

The land comprises approximately 8.78 acres of level, good-quality mowing and grazing land, which is divided into three parcels.

The land is accessed via a right of way from the C2108 Ercall Heath to Howle road, over a surfaced & unsurfaced trackway through an open field in separate ownership (currently under fruit polytunnels), that leads directly to the land, as denoted by the Halls sale board. We are aware that a restricted byway runs over and adjacent to the track.

The land offers excellent potential for a range of uses, with a useful livestock building being situated within the northernmost corner, of pole and corrugated steel construction, spanning 50ft x 35ft.

According to Soilscales, the soil is a freely draining acid sandy and loamy soil, and according to the Agricultural Land Classification for England, it is classified as Grade 3. The land is located in an NVZ.

The boundaries to the land comprise stock fences, being a mix of post and wire, and post and rail fences. A large area of the boundary and internal fencing has been recently renewed, with new gateways and a fenced internal walkway installed.

SERVICES

We understand there are no services currently connected to the land.

OVERAGE CLAUSE/DEVELOPMENT CLAWBACK

The property is sold subject to an overage clause (that was imposed by a previous conveyance). The overage was for a period of 50 years from October 2004 for use other than agricultural/equine purposes. Please refer to the legal pack for full information relating to the clause.

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.

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.

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.

LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ. Tel: 0345 6789000

TENURE

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

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS AND LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors: Mr James Middleton, c/o Janet Middleton Licensed Conveyancer, 1 Wrekin Drive, Donnington, Telford, TF2 8DN (Tel: 01952 605577) or at Halls Head Office, Shrewsbury (Tel: 01743 450700), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyer's Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the land is sold before, at or after the Auction.

GUIDE PRICE/RESERVE

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property/land will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

AGENTS

Louise Preece BSc (Hons) MRICS FAAV- louise@hallsgb.com
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VIEWINGS

The land can be viewed at any time during daylight hours, with a set of these particulars in hand.

