



Land to the North of Tilstock  
Whitchurch

**barbers**RURAL  
rural surveyors & property agents





Barbers Rural are delighted to offer for sale 10.07 Acres (4.06 Ha) of pasture land situated on the outskirts of the charming village of Tilstock. The land is in permanent pasture and would be ideal for grazing of stock, not least horses. Equally, the land, which is classified as Wick 1 and Salop which is a fine loamy soil ideal for grassland or cereals, could be returned to arable rotation. There is frontage to the B5476 with two gateways direct from the road. The land is situated on the outskirts of the village and within close proximity of a number of residential properties.

Basic Payment Scheme

The Basic Payment entitlements are not included in the sale.

Environmental Schemes

The land is not registered within any environmental schemes.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Tenure

The land is sold freehold with vacant possession on completion.

Planning Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted within the next 25 years for the land to be used for any purposes other than equestrian or agricultural use then the sellers or their heirs will be entitled to 25% of the increase in value.

Fencing

It will be the responsibility of the buyer to fence the new boundary to the east within two weeks of completion. This should be a post and rail fence with sheep wire below.

Services

No mains services are currently connected. Services are understood to be available in the vicinity, connection to these would be at the cost of the buyer.

Rights of Way & Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Method of Sale

For Sale by Private Treaty.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk. Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///router.afraid.pelt

Postcode: SY13 3NS



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

