



Land at Myddlewood
Nr Shrewsbury

barbersRURAL
rural surveyors & property agents



Lot One - 7.39 Acres (2.99 Ha). The land is in pasture and is well-suited for grazing or mowing purposes, although, it has historically been in arable rotation and is ideal for cropping. The land is situated to the south of the road and has good access from the highway with plentiful road frontage.

Lot Two - 6.85 Acres (2.77 Ha). The land is in grass having been reseeded two years ago, prior to that it was in arable rotation, most recently barley. Currently utilised for the grazing of sheep the land would be ideal for grazing any of stock or for equestrian use.

The two parcels of land are both accessed directly from the Myddle to Baschurch Road which allows easy access from nearby villages and the local towns of Shrewsbury, Ellesmere and Wem.

Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

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.

Services

Mains water is available in the roadside hedgerow, however, no trough is currently in situ, and therefore there is no current supply. Mains electric is believed to be available in the vicinity, connection to any services would be at the cost of the buyer.

Method of Sale

For Sale by Private Treaty in two lots.

Tenure

We are advised that the land is freehold and will be available with vacant possession.

Rights of Way & Easements

Two footpaths cross Lot One.

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.

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 not block the road.

Location

What3words location: Lot One: ///rigs.quilt.self

Lot Two: ///chess.blinks.disprove

Postcode: SY4 3RY

13282 12.9.23



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"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.

Connect with us

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