



Land at Outwoods  
Newport

**barbers**RURAL  
rural surveyors & property agents



A rare opportunity to purchase a useful block of flat agricultural land which would be suitable for grazing or mowing.

The land, which is all currently in grass, totals 29.31 Acres (9.43 Ha) and is available as a whole.

The land is split in to two parcels with a mature hedgerow dividing them. The boundaries are well fenced, predominantly with mature hedging. Both fields have road frontage onto country lanes which connect readily with the A518 and A41, allowing access from all directions.

A small pond sits centrally to the eastern field and is an attractive area home to a wide range of wildlife providing ecological value to the property.

Currently in grass the land has been utilised to grow combinable crops previously and is classified as mainly Grade 2 on the Agricultural Land Classification (ALC) system.

#### 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.

#### Basic Payment Scheme

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

#### Method of Sale

For Sale by Private Treaty.

#### Services

No mains services are connected to the land although they are believed to be available in the area. Connection to these supplies would be at the cost of the buyer.

#### Tenure

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

#### Rights of Way & Easements

A public footpath crosses the top corner of the western field. National Grid have a right of way to a pole and line.

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 avoid blocking the road or gateway.

#### Location

What3words: input.late.twitches  
Postcode: TF10 9ED



"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.

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@barbersrural



www.barbers-rural.co.uk

Market Drayton

01630 692500

info@barbers-rural.co.uk