



Land on Bottom Lane



**barbers**RURAL  
rural surveyors & property agents



This is a rare opportunity to purchase accommodation land within close proximity of Market Drayton town centre. The land is in permanent pasture and is ideal for the grazing of horses or stock. The land sits in a stunning location on the banks of the River Tern and is sold with the benefit of riparian rights which, primarily, allow fishing on the River, with direct access from Bottom Lane.

12.19 Acres (4.93 Ha). The land is sub-divided into a number of parcels and is fenced with a combination of post and wire and post and hedge.

The land is offered for sale as a whole or in two lots.

#### Services

Mains water is connected to the majority of the individual field parcels. No other mains services are connected to the land however they are believed to be available in the area. Connection to these services would be at the cost of the buyer.

#### 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.

#### Development Clawback

The land is subject to a development clawback. In the event that residential planning permission is granted within the next 25 years the sellers or their heirs will be entitled to 25% of the increase in value.

#### Restrictive Covenant

The fields to the East are subject to a restrictive covenant not to allow or permit them to be used for any purpose other than for agricultural purposes or horse grazing and to ensure that any buildings erected on the property are only used for the same purpose.

"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.

#### Method of Sale

For Sale by Private Treaty as a whole.

#### Tenure

We are advised that the land is sold freehold with vacant possession.

#### Rights of Way & Easements

A Severn Trent water pipeline passes under part of the land. 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.

#### Directions

Leave Market Drayton on Buntingsdale Road, as you leave the town the road drops downhill and Bottom Lane is found on the left hand side. The land is accessed off Bottom Lane.

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