



‘The Hollow Meadow’, Land off London Road
Woore

barbersRURAL
rural surveyors & property agents



A rare opportunity to purchase a useful block of grassland, found within close proximity of the village of Woore which is located on the Shropshire/ Staffordshire and Cheshire borders.

The land, which totals 3.95 Acres (1.60 Ha), is in permanent pasture having been utilised for grazing and mowing. The land benefits from frontage to the A51 but is accessed from a track to the south of the land.

The land is ideal for agricultural, equestrian, smallholding or amenity use.

Access

Access to the land is over a track which is unregistered however we understand that the land has the benefit of a full and unrestricted right of access and that this access has been utilised for many years.

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.

Method of Sale

For Sale by Private Treaty as a whole.

Services

No mains services are currently connected. Mains electric and water are believed to be available in the vicinity, connection to these 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

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 location: ///knee.exits.emptied
Postcode: CW5 7SN

13857 24.4.24



"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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Connect with us

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