



Land off Tilstock Lane
Tilstock, Nr Whitchurch

barbersRURAL
rural surveyors & property agents



Barbers Rural are delighted to offer for sale 7.54 Acres (3.05 Ha) of pasture land situated on the edge of the idyllic village of Tilstock. The land is in permanent pasture and would be ideal for grazing of stock, including horses. Equally, the land, which is classified as Wick I and Salop, is a fine loamy soil ideal for grassland or cereals and could be returned to arable rotation.

Located close to the roadside gate is a cattle handling facility allowing stock to be sorted on site without returning to the farmstead.

There is frontage to Tilstock Lane with a gate direct from the council maintained road.

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. 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

Mains water is connected. Mains electric is believed to be available in the vicinity, connection to this would be at the cost of the buyer.

Development 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 30% of the increase in value.



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: ///deal.conqueror.positive
Postcode: SY13 3LP

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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.