



Land at Park Heath
Soudley, Nr Market Drayton

barbersRURAL
rural surveyors & property agents



This useful block of arable land is situated within close proximity to the villages of Soudley and Cheswardine, in the heart of the beautiful North Shropshire countryside. It is located immediately adjacent to the Shropshire Union Canal. The land, which totals 24.97 Acres (10.11 Ha) and is in arable rotation (most recently spring barley) has been used for growing a range of combinable crops. The land is split in to two parcels, divided by a central hedge line, and includes two small areas of rough grass and woodland.

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

No mains services are connected although they are believed to be available in the vicinity. Connection to any services 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 for any kind of canal development, or marina use, within the next 20 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Ingoings

If necessary the buyer will be required to take to and pay for at the valuation of the vendors' Agents any growing crops, silage, maize and other fodder remaining on the farm at the date of completion. The valuation of the vendors' Agents will be final and binding on the parties

Rights of Way & Easements

An adjacent landowner has an unrestricted right of way across the parcel as indicated by a green line on the plan. This allows access from the farmstead south of the canal to land to the north.

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.

Tenure

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

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: ///similar.endlessly.hunter

12721 02.09.24



"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.

B968 Printed by Ravensworth 0191 917 9331