



The Stack Field, Soudley  
Nr Market Drayton

**barbers****RURAL**  
rural surveyors & property agents



A unique opportunity to purchase 21.25 Acres (8.60 Ha) of pasture land situated in an idyllic location at the end of a track which gives access to a number of fields but no residential properties.

**The Land**

The land, known as The Stack Field, is in permanent pasture and therefore ideal for grazing of stock or for mowing. The land is well-fenced with post and sheep wire and mature hedgerows and is classified as Grade 2.

**Building**

A substantial agricultural building measuring 80' x 30' is located on the land. The steel portal-framed building was erected in 2020, two bays are fully clad with insulated cladding and have a concrete floor being accessed via either a roller shutter door or a pedestrian door. The remaining two bays are open sided and have a hardcore floor.

Permitted development was also granted in 2019 for a further steel framed building for rearing of calves, this has since lapsed but could potentially be reinstated.

**Nitrate Vulnerable Zone**

The land is situated within an NVZ.

**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.

**Services**

There is a private borehole water supply. Connection to any further services would be at the cost of the buyer.

"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.

**Development Clawback**

The land is sold subject to a development clawback. In the event that planning permission is granted within the next 20 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 20% of the increase in value.

**Rights of Way & Easements**

The land is accessed over an unmade track which has some restrictions. For further information speak to the Agents.

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. 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.

**Location**

What3words location: access track ///insurance.alarmed.successor  
What3words location: field///public.shampoos.portable

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