



Land off Tilstock Road (B5076)  
Nr Whitchurch

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





This excellent block of agricultural land is located off the B5076 Whitchurch to Wem road and comprises 18.62 Acres (7.54 Ha). Historically the land has been in arable rotation but is currently utilised for mowing and grazing. The land is divided in to two fields and is well-fenced with thick mature hedgerows offering ideal shelter for stock.

Included within the land is a small wooded area with an area of natural water. This provides a natural habitat for a wide range of birdlife and wildlife and could be improved to further enhance this.

A useful corral is located close to the roadside gate and provides a safe area to sort stock.

**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.

**Services**

No mains services are connected however they are believed to be available in the area, connection to these 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. In the event that any new rights of way, easements or wayleaves are granted within the next 15 years, 25% of any payments received will be paid to the sellers or their heirs.

"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 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: ///political.refers.prime  
Postcode: SY13 3JQ

13972 14.08.24



B968 Printed by Ravensworth 0191 917 9331