



Land at Ash
Nr Witchurch

barbersRURAL
rural surveyors & property agents



Barbers Rural are delighted to offer for sale 19.62 Acres (7.94 Ha) of agricultural land situated in close proximity of the popular North Shropshire village of Ash. The land is split in to two fields. The roadside field is sloping and has been used for mowing and grazing, whilst the further field is level and whilst having most recently been utilised for mowing and grazing would be well suited for arable cropping.

A large pond creates an interesting feature within the roadside field and provides habitat for a wide range of birdlife and wildlife.

The land is not registered within any environmental schemes.

The land is accessed off the Ash road which links to the Whitchurch bypass.

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

Mains water is connected. No other 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.

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: ///rubble.spouse.securing 14186 3.09.24
Postcode: SY13 4DH



"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