



Land at Smythemoor
Market Drayton

barbers**RURAL**
rural surveyors & property agents



A rare opportunity to purchase a useful block of flat agricultural land which is found within close proximity of Market Drayton.

The land is currently in grass and totals 8.56 Acres (3.46 Ha) and is offered for sale as a whole. It is divided in to four parcels by drainage ditches.

The field is ideal for agricultural, equestrian, smallholding or amenity use and the isolated position along a quiet country lane ensures a feeling of peace and tranquillity.

The boundaries would require fencing if grazing stock.

The field has road frontage onto a quiet lane which connects readily with the A41 and A53, allowing access from both the Whitchurch and Market Drayton directions.

The land is classified as a mix of Grade 2 and Grade 4, predominantly the latter, on the Agricultural Land Classification (ALC) system.

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. 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.

Tenure

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

Services

No mains services are currently connected. Mains electric and water are believed to be available in the vicinity, connection to these would be at the cost of the buyer.

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.

Method of Sale

For Sale by Private Treaty.

Location

What3words: ///crispier.rocks.target
Postcode: TF9 3PP

14446 29.04.25

"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.