



Land at Wollerton
Market Drayton

barbers**RURAL**
rural surveyors & property agents



This useful block of agricultural land is located in the hamlet of Wollerton close to the village of Hodnet in the heart of the beautiful North Shropshire countryside, and is found less than 0.5 mile from the A53 trunk road. The land, which totals 5.65 Acres (2.29 Ha), is in grass and has most recently been used for mowing and the grazing of stock. The land is level, and therefore ideal for arable rotation, grazing or mowing.

The soil is a free draining slightly acidic loamy soil and would be suited to a range of spring and autumn sown crops. The land is classified as Grade 2 on the Soil Survey of England and Wales and is within a Nitrate Vulnerable Zone.

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

Mains water is believed to be connected. Connection to any further services would be at the cost of the buyer. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 30 years then the sellers or their heirs will be entitled to 30% of the increase in value.

"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.

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.

Tenure

We are advised that the land is freehold and will be available with vacant possession. The land is let on a FBT until the end of October 2025, the relevant notices have been served and this agreement will terminate at that point.

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: ///extension.natural.besotted
Postcode: TF9 3NA

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