

Barbers Rural Consultancy LLP
Smithfield House, Smithfield Road
Market Drayton, TF9 1EW
01630 692 500

CONSUMER PROTECTION REGULATIONS

We are delighted to enclose your draft property details. Could you please sign the following statement returning one set of correct or amended details to this office.

Please note that we cannot print your details until we have received this document.

DRAFT PARTICULARS

CONSUMER PROTECTION REGULATIONS

We hereby certify that subject to any amendments these draft Sale Particulars are accurate and in our opinion do not contain any misleading statements. If any subsequent amendments or alterations are made to the property whilst it is offered for sale Barbers Rural must be notified so that the Sales Particulars and other display material can be amended accordingly.

Signed Mr G Jones

Dated

APPROVED BY:

PRINT NAME:

DATE:



Land at Shebdon
Nr Stafford

barbers**RURAL**
rural surveyors & property agents



This appealing parcel of agricultural land is located on the outskirts of the hamlet of Shebdon, enjoying a pleasant position alongside the Shropshire Union Canal. The land extends to approximately 1.62 Acres (0.66 Ha) and is laid to grass. It is classified as freely draining, slightly acidic loamy soil, making it ideally suited for the grazing of livestock, including horses, or for amenity and recreational purposes.

A range of timber dog kennels together with a storage container are situated on the land and are included within the sale.

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.

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.

Tenure

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

"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

Access to the land is via a hardcore track, this track is under separate ownership; however, the land benefits from a full and unrestricted right of way over it. Adjoining landowners also have the benefit of a right of way over this track.

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: Roadside ///shun.begun.amid

What3words location: Field Gate///held/monkeys.wound

Postcode: ST20 0PY

15000 21.10.25



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Connect with us

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