



Land at Marchamley Wood
Market Drayton

barbers**RURAL**
rural surveyors & property agents

Land at Marchamley Wood Nr Market Drayton, SY4 5LH



Committed to promoting
rural prosperity



This useful block of agricultural land extends to approximately 10.18 Acres (4.11 Ha) in total and is situated to the south-east of Market Drayton, enjoying a convenient yet rural location within the attractive North Shropshire countryside.

The land is entirely laid to grass and is enclosed by mature hedgerows, providing natural shelter and clearly defined boundaries. A range of buildings and a concrete yard are included with the parcel; while currently in a slightly dilapidated condition, they offer excellent potential for improvement and future use, whether for agricultural or equestrian purposes.

The soil is classified as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils, offering versatility for a variety of agricultural uses. According to the Soil Survey of England and Wales, the land is classified as Grade 3 and lies within a Nitrate Vulnerable Zone.

The network of quiet country lanes surrounding the property offer ideal space for exercising horses.

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 and electricity are 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.

Method of Sale

For Sale by Private Treaty as a whole.

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

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.

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: ///instructs.loved.member. Postcode: SY4 5LH



"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.

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Connect with us

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