



Land at Weston Heath
Shrewsbury

barbersRURAL
rural surveyors & property agents



This useful block of agricultural land extends to approximately 25.64 Acres (10.38 Ha). The undulating ground is ideally suited as grazing land and is a mix of pasture land together with gorsy and wooded banks as well as an interesting sandstone gorge. The land climbs to the south western boundary and from this elevated position there are stunning views across North Shropshire towards the Cheshire plains. The land is classified as Grade 2 and 3 and is a freely draining slightly acid sandy soil. The land is within a Nitrate Vulnerable Zone (NVZ).

Located within the land is a small pole barn which provides ideal shelter for stock or covered storage.

Covenant

A covenant is in place to prevent erection of any buildings, other than for agricultural purposes, and to prohibit the siting of caravans and mobile homes on the land.

Environmental Schemes

The land is entered in to the Countryside Stewardship Scheme, the buyer will be required to abide by the regulations of the scheme until it ends in December 2026.

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

Water is connected, this is from a private water supply. 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 25 years then the sellers or their heirs will be entitled to 25% 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.

Method of Sale

For Sale by Private Treaty as a whole.

Rights of Way & Easements

The land is accessed over a small parcel of land which is in separate ownership. The land has the benefit of a full right of way over this area (points A - B) but must not block or obstruct this access route.

The family of a previous owner also have the right to access the land sporadically, with prior approval, to visit the site of a family members ashes (Point C). Similarly the current owners will reserve the right to do the same at Point D to visit the site where their fathers ashes are spread.

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.

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: ///magnitude.swinging.tile.
Postcode: SY4 5XE



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Connect with us

@barbersrural



www.barbers-rural.co.uk

Market Drayton

01630 692500

info@barbers-rural.co.uk