



Land at Park Hall
Church Eaton

barbersRURAL
rural surveyors & property agents



This attractive parcel of agricultural land is located on Lapley Lane to the south of the village of Church Eaton. The land extends to approximately 22.09 Acres (8.94 Ha) and is divided into three well-proportioned fields, all of which are currently laid to grass.

Positioned centrally between the fields is a substantial pond, surrounded by mature trees which create an appealing natural feature and provides a haven for a wide variety of wildlife. The combination of open grassland, established trees and water attracts a rich diversity of birds and other wildlife, adding to the amenity and environmental value of the land.

The land is classified as Grade 3 agricultural land and lies within a Nitrate Vulnerable Zone (NVZ). The fields are enclosed by mature hedgerows, forming well-defined boundaries and providing natural shelter for livestock. The land is well suited to grazing and general agricultural use, while also offering potential for amenity, conservation or recreational purposes.

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 connected, no mains electricity is believed to be connected. Connection to this service would be at the cost of the buyer. We are advised that the above services are available in the area. 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 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Tenure

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

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.

Location

What3words location: ///nanny.hugs.geologist
Postcode: ST20 0AB

15223 16.03.26



"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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