

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £25,000

0.13 Acres together with former shippon, Whixall,
Whitchurch, SY13 2PE



0.13 acres (0.05 ha)

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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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General Remarks

For sale by Informal Tender Friday 14th August by 12.00pm. A rare opportunity to acquire 0.13 acres (0.05 ha) or thereabouts with outbuilding comprising former shippon.

Location: Set in a pleasant rural location situated on the outskirts of the village of Whixall in the picturesque North Shropshire countryside close to the Welsh border. Within easy access to the A495, A49 & A41 and the neighbouring towns of Ellesmere, Wem, Whitchurch provide a range of amenities and schools with train stations in Wem, Whitchurch & Shrewsbury.

Accommodation

Former Shippon: 17' 3" x 15' 10" (5.25m x 4.82m)

Development Potential - Subject to Obtaining Necessary Planning Consents: The land and building lend themselves to provide the opportunity for a number of uses subject to necessary planning consent.

Plans: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated

Tenure: Freehold with vacant possession upon completion.

Easements, Wayleaves & Rights of Way: Sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Town and Planning act: The property, not with standing any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Directions: From Ellesmere proceed along the A495 sign posted Whitchurch continue through the village of Welshampton and after passing Bronington Nurseries on the right handside after approximately 2.5 miles turn right sign posted Fenns Bank/Whixall. Continue straight ahead passing over the canal bridge, after a short distance turn right sign posted 'Manor House' continue to the end of the lane where after a short distance Former Shippon will be identified on the left handside by the agents for sale board.

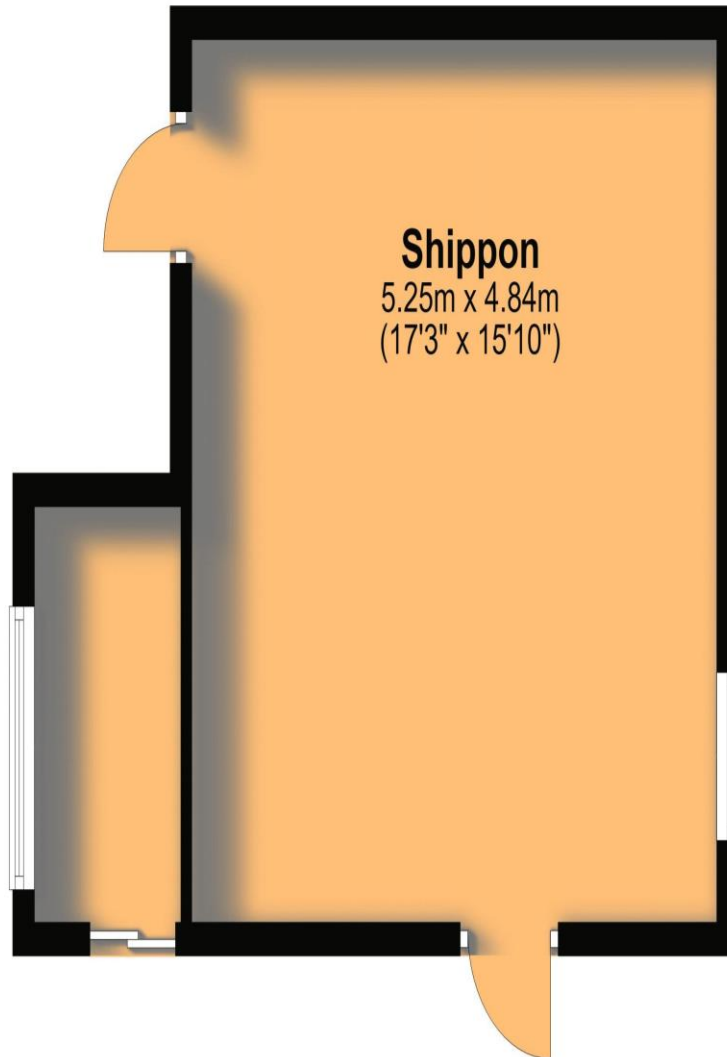
What3Words:///rated.dried.startles

Agent Note: The property will be sold subject to a restrictive covenant that the property it is to be used for



Ground Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 22.8 sq. metres (245.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.