



**APPROXIMATELY 1.59 ACRES (0.643 HECTARES) WOODLAND
At Homer, Much Wenlock, TF13 6ND**



Approximately 1.59 Acres (0.623 Hectares) Woodland At Homer, Much Wenlock, TF13 6ND

Guide Price: £20,000 (Twenty Thousand Pounds)



A RARE OPPORTUNITY TO ACQUIRE A SMALL PARCEL OF WOODLAND

- Woodland extending to approximately 1.59 acres
- Roadside access, via a Right of Way, off Homer Road
- Potential for a variety of uses, including environmental or amenity (subject to the necessary planning consents)

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
£20,000**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located on the outskirts of the village of Homer, approximately 1 mile to the North of the town of Muck Wenlock. Access to the land is via a short Right of Way off Homer Road.

THE PROPERTY

The property offers a rare opportunity to acquire a piece of amenity woodland, with species such as Ash, Oak and Beech, in a peaceful location, on the outskirts of Homer village.

The woodland is generally sloping in nature, and extends to approximately 1.59 acres. The boundaries are unfenced, but a GPS surveyor has been engaged to mark the boundary with pegs.

This is a unique and exciting chance to own and enjoy a piece of Shropshire's countryside, which has been regularly maintained by the current owner.

DESIGNATIONS

The Property is within the 'Shropshire Hills' National Landscape and Local Wildlife Site.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY & SERVICES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not. All interested parties are advised to make their own enquiries as to the provision of services.

LAND SCHEDULE

Woodland	1.59 acres	0.643 hectares
TOTAL	1.59 acres	0.643 hectares

METHOD OF SALE

The property is offered for sale by private treaty, as a whole.

VIEWING

Strictly by appointment with the selling agents, with a copy of the sales particulars to hand.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).



