



Land off A519/ A41
Newport

barbers**RURAL**
rural surveyors & property agents



A rare opportunity to purchase a useful block of grassland, found within close proximity of the charming and popular market town of Newport.

The land, which totals 5.47 Acres (2.21 Ha), is divided in to two paddocks by a small brook. Lot One which is to the north comprises 4.15 Acres. Lot Two, which is to the south, closest to Newport, comprises 1.32 Acres.

The land benefits from roadside access from the A519 via two gateways and is reasonably well-fenced with a mixture of mature hedgerows and post and rail fencing. The boundary between Lots 1 and 2 will require fencing if the land is sold separately and this will be the responsibility of the buyer of Lot 1.

The River Meese lies to the north of the land and forms the northern boundary and at this point the river delineates the border between Staffordshire and Shropshire with the land lying within Shropshire. This small watercourse is home to a wide range of wildlife and birdlife with an interesting selection of wildlife having been sighted in the area. A small tributary runs through the land and forms the divide between Lots 1 and 2.

The land is ideal for equestrian, smallholding or amenity use and is classified as a mix of Grade 2 and Grade 4 on the Agricultural Land Classification (ALC) system. The land is within a NVZ (Nitrate Vulnerable Zone).

Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. 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 or in two lots.

Services

No mains services are currently connected.

Mains electric and water are believed to be available in the vicinity, connection to these would be at the cost of the buyer.

“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.

Tenure

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

Planning Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted within the next 25 years for the land to be used for any purposes other than equestrian or agricultural use then the sellers or their heirs will be entitled to 25% of the increase in value.

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: ///fondest.trade.spans
Postcode: TF10 8EQ

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