



Land and Stables at Eaton Upon Tern
Nr Market Drayton

barbersRURAL
rural surveyors & property agents

Land and Stables at Eaton Upon Tern Nr Market Drayton, TF9 2BX



Committed to promoting
rural prosperity



An excellent opportunity to acquire approximately 7.4 Acres (2.99 Ha) of pasture land situated on the outskirts of the sought-after village of Eaton upon Tern, conveniently located near Market Drayton.

The property benefits from a useful stable block of timber construction set on a concrete base, comprising three small stables together with a hay store and adjoining yard area, making it well suited for private equestrian, hobby farming or lifestyle use.

The land is divided into four well-fenced paddocks, with a combination of mature natural hedgerows and post-and-wire fencing providing both practicality and privacy. Access is available via two vehicular and one pedestrian roadside gated entrances.



A particular feature of the property is the natural stream running through the land and passing through a charming central wooded copse, creating an attractive setting rich in natural ecology and wildlife habitat. The combination of mature trees, watercourse and established hedgerows gives the land considerable character and amenity appeal, whilst offering a peaceful and picturesque environment. The property enjoys a delightful semi-rural position whilst remaining accessible to Market Drayton and surrounding road networks.

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.

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 with vacant possession on completion.

"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.

Services

There is a natural water course running through the property. No mains electricity or water is believed to be connected. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

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.

Restrictive Covenant

The property is subject to a restrictive covenant preventing any nuisance, hazardous storage and actions which may adversely affect the neighbouring land.

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.

Method of Sale

For sale by Private Treaty as a whole.

Location

What3words location: ///trucked.pity.brisk
Postcode: TF9 2BX

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