



Land on Sutton Road
Market Drayton

barbersRURAL
rural surveyors & property agents



This useful block of agricultural land is located close to the market town of Market Drayton in the heart of the beautiful North Shropshire countryside, and is found less than 0.5 mile from the A41 trunk road. The land, which totals 8.44 Acres (3.42 Ha), is in grass and has most recently been used for the grazing of stock. The land is undulating, and therefore ideal for grazing, although the more level areas have grown a range of combinable crops and root crops historically.

The soil is a free draining slightly acidic loamy soil and would be suited to a range of spring and autumn sown crops. The land is a mix of Grade 2 and Grade 3 on the Soil Survey of England and Wales and is within a Nitrate Vulnerable Zone.

Access is available via two roadside gates.

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

There is access to the brook for stock to access a natural water supply. Mains water is not connected but is believed to be available in the roadside. Connection to any further services would be at the cost of the buyer.

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 40 years then the sellers or their heirs will be entitled to 20% of the increase in value.

"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.

Rights of Way & Easements

A high pressure liquid fuel pipeline runs across the eastern end of the land

A water pipe supplying properties in the Colehurst area also crosses the eastern end of the land.

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.

Tenure

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

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: Eastern gate ///proves.dimes.menswear
Postcode: TF9 2JH

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