



Land off London Road
Woore

barbers**RURAL**
rural surveyors & property agents

Land off London Road
Woore, CW3 9SR



Committed to promoting
rural prosperity



A rare opportunity to purchase a useful block of agricultural land which would be suitable for arable or grassland, found within close proximity of the village of Woore which is located on the Shropshire/ Staffordshire and Cheshire borders.

The land is currently in maize stubble and totals 6.2 Acres (2.51 Ha) and is available as a whole.

The field is ideal for agricultural, equestrian, smallholding or amenity use and has road frontage onto the A51, allowing access from both the Nantwich and Stone directions. There is a second gateway to the northern boundary over a track which is unregistered, however we understand that the land has the benefit of a full and unrestricted right of access and that this access has been utilised for many years..

The boundaries are well fenced predominantly with mature hedging.

The land is classified as Grade 2 on the Agricultural Land Classification (ALC) system. The land is situated within a Nitrate Vulnerable Zone (NVZ).

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.

Tenure

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

Method of Sale

For Sale by Private Treaty.

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.

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 20 years 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: ///fearfully.diet.prefer
Postcode: CW3 9SR

14930 22.09.26

“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.



Connect with us
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