



LAND AT THE HEM

SHIFNAL | SHROPSHIRE | TF11 9PS





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Shifnal 1.5 miles | Telford (South) 2.5 miles | Bridgnorth 9 miles | Newport 9 miles
(all mileages are approximate)

A FIRST-CLASS BLOCK OF PRIME ARABLE LAND SUPERBLY SITUATED IN
THE VERY ACCESSIBLE EAST SHROPSHIRE

Approximately 52.68 acres of productive and versatile arable land
Excellent roadside access
Investment potential

For sale as a whole by Private Treaty



Shrewsbury Office

Bowmen Way, Battlefield, Shrewsbury,
Shropshire, SY4 3DR

T: 01743 450 700

E: reception@hallsgb.com

Viewing is strictly by appointment with the selling agents

SITUATION

The land at The Hem is conveniently located adjacent to the quiet council-maintained Field Lane, just off the A4169 Bridgnorth to Shifnal road, in rural east Shropshire.

The small town of Shifnal lies just 1 ½ miles away, whilst the larger town of Telford lies 2 ½ miles away, so there is a comprehensive range of services, facilities and amenities in very close proximity, together excellent transport links, to include the M54. Bridgnorth and Newport lie approximately 9 miles away respectively.

What3Words: arranges.pothole.chose

DESCRIPTION

The Land at the Hem extends to approximately 52.68 acres and the sale offers purchasers a rare opportunity to purchase a first-class block of arable land in a ring fence, with excellent roadside access off a council-maintained side road.

The land will be of interest to a range of buyers, including Farmers looking to supplement their existing acreage and Investors in the market for good quality arable land.

Cropping in recent years has included cereals, potatoes and poppies, demonstrating the versatility and productive capacity of the land which is classed as Grade 2 according to the Provisional Agricultural Land Classification (ALC).

SERVICES

We understand the land is not currently connected to any services, though potential Purchasers must verify this for themselves.



ENVIRONMENTAL STEWARDSHIP

The land is not currently subject to any environmental stewardship schemes, but has great scheme potential if desired.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand. Prospective purchasers must verify this for themselves.



MINES AND MINERALS

As far as we are aware, the mines and minerals together with ancillary powers of working, are excepted.

TENURE

The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not. There is an Exolum high-pressure fuel pipeline crossing the land, as denoted by the marker posts. Further information is available upon request.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire. Tel: 0345 678 9000.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

OVERAGE CLAUSE

The land will be sold subject to an Overage Clause of 30% over 30 years, in the event of change of use of the land from agricultural or equestrian use.

VIEWING

Viewings are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale by Private Treaty.



SOLICITOR

Megan Price, FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury.

SOLE AGENTS

Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.
Email: louise@halls.gb.com
Tel: 01743 450700

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



