FOR SALE

0.59 Acres of Land at Brown Heath Loppington, Ellesmere, Shropshire, SY12 0LA

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10 m
Scale 1:500 (at A4)

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01743 450 700

Rural Professional Department
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FOR SALE ***Auction Guide Price £18,000 - £20,000***

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AUCTION GUIDE PRICE - £18,000 - £20,000
An attractively situated parcel of amenity land extending to 0.59 acres, which is ideal for the grazing of all kinds of livestock, particularly horses, in a semi-rural location close to the village of Loppington. For sale by public auction on Friday 25th September 2026.

Loppington (0.7 miles), Wem (4 miles), Ellesmere (6 miles)
(N.B. All distances are approximate).

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- **Approximately 0.59 acres (0.24ha)**
- **Amenity pasture land**
- **Two useful agricultural / equestrian buildings**
- **Access off a quiet country lane**
- **Peaceful rural location within close proximity to amenities**
- **For sale by public auction on 25th September 2026.**

LOCATION AND SITUATION
The land is located in the hamlet of Brown Heath, approximately 0.7 miles from the village of Loppington and close to the market towns of Wem and Ellesmere which have an excellent range of services, facilities and amenities.
What3words//////hurricane.obtain.koala

DESCRIPTION
The land at Brown Heath comprises a useful parcel of pastureland bordered by mature hedgerows and fencing and extending to approximately 0.59 acres (0.24ha). It is situated on the edge of the village and benefits from direct frontage and access onto the adjoining council-maintained roads. Within the boundary are two existing outbuildings, offering potential for storage and ancillary agricultural or equestrian use, subject to any necessary consents.

The property enjoys an attractive rural setting whilst remaining conveniently accessible, making it suitable for a variety of uses including grazing, equestrian, smallholding or amenity purposes, subject to planning where required.

SERVICES
We understand that there are no services currently connected to the land.

NITRATE VULNERABLE ZONE
The land is located within an NVZ.

LOCAL AUTHORITY
Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, England SY3 8HQ.

VIEWING
Viewings are by prior appointment with the Agents, and must be conducted during daylight hours with a set of particulars in hand.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

BOUNDARIES, FENCES AND ROADS
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.

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.

TENURE
We understand the land is of freehold tenure and vacant possession will be given upon completion.

OVERAGE CLAUSE
The land will be sold subject to an Overage Clause of 25% for a period of 25 years, in respect of any use that is not agricultural or equestrian. Please refer to the legal pack for further information.

METHOD OF SALE
The land will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS AND LEGAL PACK
The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors: Emily Armstrong – PCB Solicitors LLP, Shrewsbury Business Park, Cypress Centre, Sitka Dr, Shrewsbury SY2 6LG, Email: emily.armstrong@pcblaw.co.uk, or at Halls Head Office, Shrewsbury (Tel: 01743 450700), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

MONEY LAUNDERING REGULATIONS
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

BUYERS PREMIUM
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price, is payable on the day of the auction, and is price structured as follows:
Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT.
Sale price of £24,999 or less: fixed fee of £2,000 plus VAT.
This will apply if the land is sold before, at or after the Auction.

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property/land will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

BIDDING ON BEHALF OF ANOTHER PERSON
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied

AGENTS
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