



**APPROXIMATELY 22.36 ACRES (9.048 HECTARES) LAND
At Sheinton, Cressage, Shrewsbury, SY5 6DN**



Approximately 22.36 Acres (9.048 Hectares) Land At Sheinton, Cressage, Shrewsbury, SY5 6DN

Guide Price: £225,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE A PRODUCTIVE BLOCK OF PASTURE LAND

- Well suited to grazing, with part previously having been used for arable cropping
- Roadside access
- Located on the outskirts of the village of Sheinton
- Classified as 'Grade 3' Land
- Potential for a variety of uses, including agricultural, equine, environmental or amenity (subject to the necessary planning consents)

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
£225,000**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located rurally, being found on the outskirts of the village of Sheinton, and approximately 3 miles North of the town of Much Wenlock, and approximately 10 miles South East of the county town of Shrewsbury. The property is surrounded by predominantly agricultural land and rural dwellings.

THE PROPERTY

The property offers an excellent opportunity to acquire a well-situated block of agricultural land in a desirable location, on the edge of the village of Sheinton. The land extends in total to approximately 22.36 acres (9.048 hectares) and is split into two field parcels, with parcel 0367 extending to approximately 14.01 acres and parcel 8777 extending to approximately 8.35 acres.

The land is varying in topography, being fairly level in part, to gently and more steeply sloping in others, with natural undulations throughout, and is bound by hedgerows and the Sheinton Brook.

The land benefits from access directly off the roadside into parcel 8777, and is classified as being Grade 3 land.

In recent years the land has been used for grazing, however we are advised that the land has previously been used in part, for combinable cropping. The land is versatile in nature and in addition to continued agricultural use, would also be suitable for equine, environmental or amenity uses (subject to obtaining the necessary planning consents), making it an attractively sized block of land potentially suitable for a number of purchasers.

DESIGNATIONS

The property is within the Shropshire Hills National Landscape.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

EASEMENTS, WAYLEAVES, RIGHTS OF WAY & SERVICES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not. All interested parties are advised to make their own enquiries as to the provision of services.

LAND SCHEDULE

| | | |
|--------------|--------------------|-----------------------|
| SJ6103 0367 | 14.01 acres | 5.669 hectares |
| SJ6003 8777 | 8.35 acres | 3.379 hectares |
| TOTAL | 22.36 acres | 9.048 hectares |

VIEWING

Strictly subject to prior notification of the selling agents, with a copy of the sales particulars to hand, during daylight hours.

METHOD OF SALE

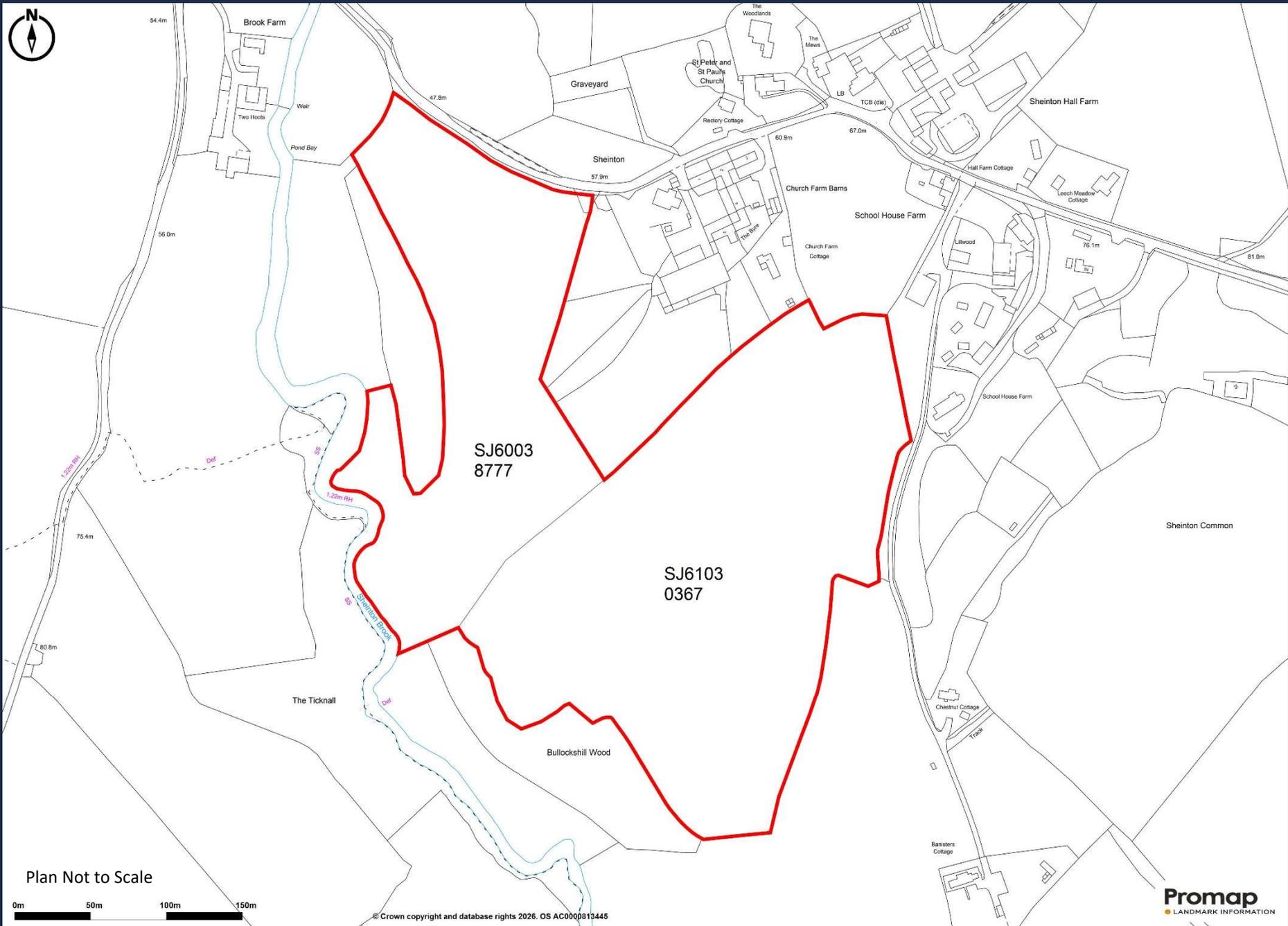
The property is offered for sale by private treaty, as a whole.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).







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Regulated by RICS

