



Land on Guinea Lane
Weston-Under-Redcastle

barbersRURAL
rural surveyors & property agents



This appealing parcel of agricultural land is located on the southern outskirts of the village of Weston-under-Redcastle in North Shropshire, and is accessed off Guinea Lane (Lot 1) and the Hodnet Road (Lot 2). The land extends to approximately 8.93 Acres (3.61 Ha) in total.

Lot 1 - 6.12 Acres (2.48 Ha) is in grass. The field is currently let along with a neighbouring piece of land and as such there is no visible boundary, fencing of this boundary would be at the cost of the buyer.

Lot 2 - 2.81 Acres (1.14 Ha) is rough pasture interspersed with various trees. The paddock benefits from good road frontage, and a mixture of post and wire fencing and metal estate fencing, some of which would need to be improved for livestock.

The soil is suitable for a range of agricultural purposes, including grazing livestock or continued arable use, and the land also offers potential for amenity or recreational activities.

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 misstatement 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.

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 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Tenure

We are advised that the land is freehold. The land is currently let but will be available with vacant possession upon completion.



Services

No mains water or electricity is believed to be connected. Connection to these services would be at the cost of the buyer. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

Rights of Way & Easements

Drainage easements are in place allowing neighbouring land to connect to, and maintain, underground services.

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.

Method of Sale

For sale by Private Treaty as a whole or in two lots.

Location

What3words location:

Guinea Lane Gateway - ///scarecrow.butterfly.grumbles

Hodent Road Gateway - ///mavericks.wasp.blotches

Postcode: SY4 5UZ

15047 16.03.26



"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.

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Connect with us

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