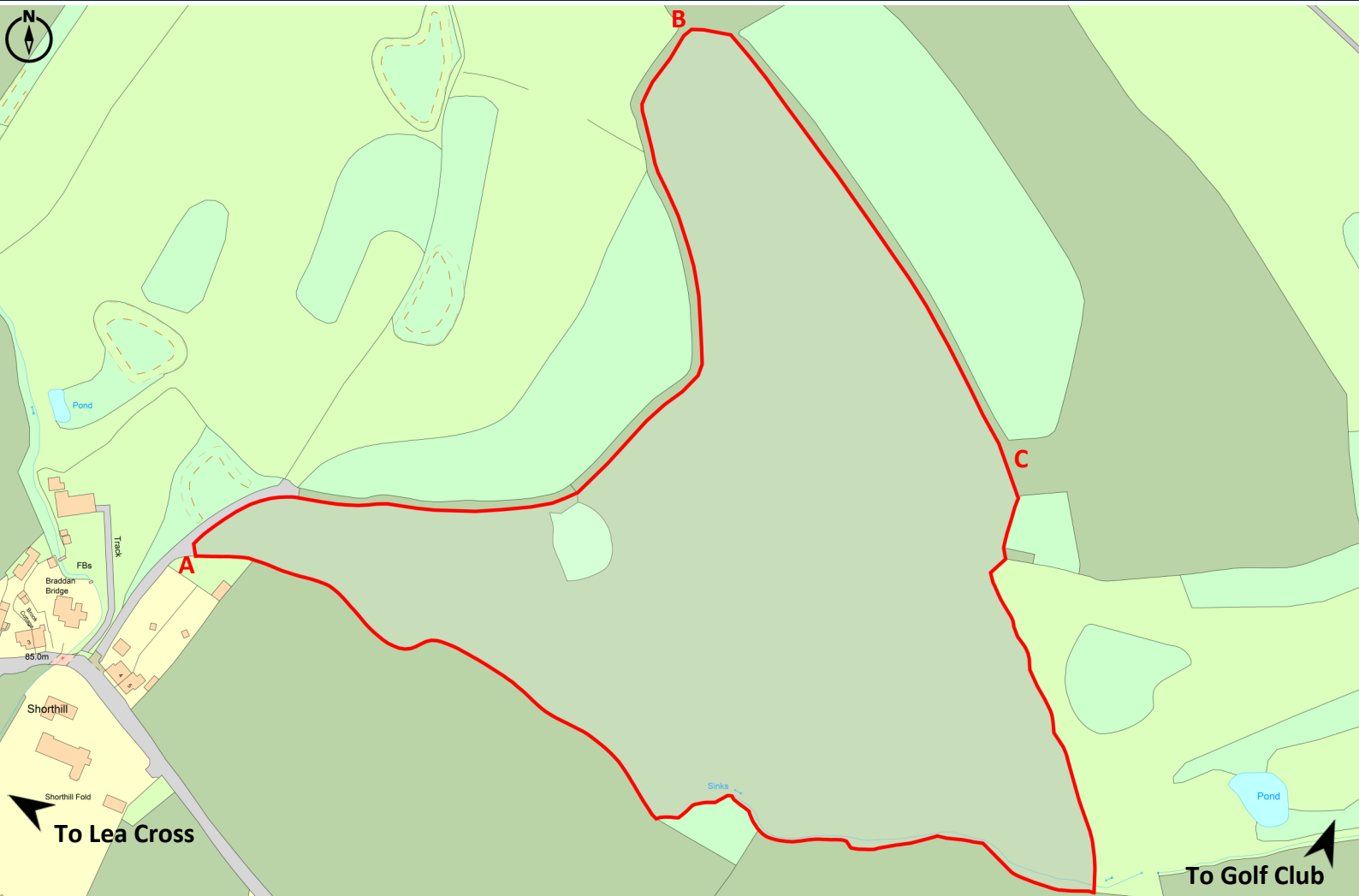


LAND AT SHORTHILL

Lea Cross, Shrewsbury, Shropshire, SY5 8JD

Roger
Parry
& Partners



roger@rogerparry.net

01743 791336

Land at Shorthill

Lea Cross, Shrewsbury, Shropshire, SY5 8JD

Guide Price: £250,000

The Land

A productive block of ground laid out in one field parcel which has been cropped in arable rotations but would also be well suited if seeded to grass and used for livestock grazing and in mowing for silage/hay production. Most recently, the land has been cropped with wheat and with oilseed rape. In all, the land extends to approximately **16.53 acres (6.69 hectares)** with boundaries of established hedgerows and fencing. The land is well located, just half a mile off the main road from Shrewsbury to Pontesbury.

Local Authority

Shropshire Council.

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Tenure

The land is sold Freehold and Vacant Possession will be granted on completion.

Sporting Rights, Minerals and Timber

All sporting rights, timber and mineral rights, as they may be owned, are included in the sale.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof. The current owner is to retain a track 4m wide from point A to B to C.

What3words

///matrons.wanting.fond



Easements, Wayleaves and Rights of Way

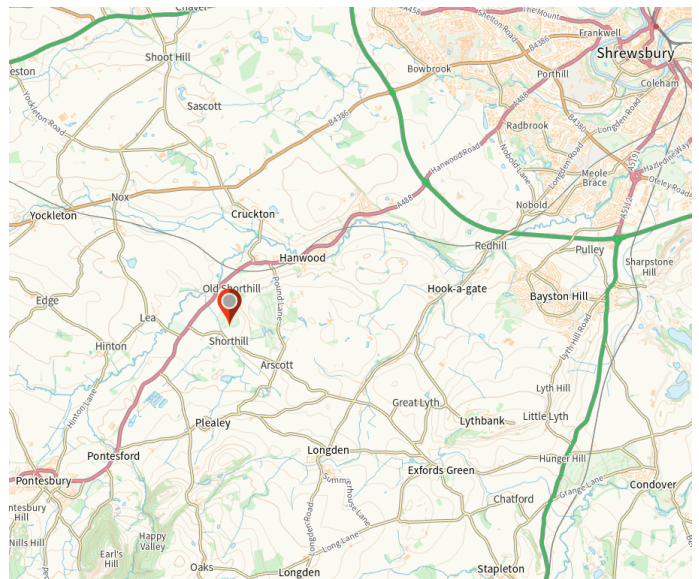
The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies, and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not. There is a right of way from the adopted road to the land which will be granted to the purchaser and there is a public footpath to part of the land.

Environmental Schemes

The land has potential to generate an income via environmental schemes and has further opportunities such as natural capital earnings including tree planting, nature conservation, carbon sequestration, biodiversity net gain.

Legal Information

The land is only to be used for agricultural or equestrian purposes. For further information, please contact the agent.



Viewing Arrangements

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP.

Please contact our Head Office:

Mercian House, 9&10 Darwin Court, Shrewsbury, SY3 5AL

roger@rogerparry.net - 01743 791336

**Roger
Parry**
& Partners

Important Notice:

1. Nothing 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.