FOR SALE

14.80 acres of land, Alveley, Bridgnorth, Shropshire, WV15 6EP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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Auction Guide Price £125,000

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The land to be sold extends to 14.80 acres in total of arable land. The land is slightly sloping with good roadside access.

For sale by Public Auction on 25th September 2026.

- For sale by Public Auction
- 14.80 acres of arable land
- Land is slightly sloping
- Good roadside access

DESCRIPTION
The land to be sold extends to 14.80 acres in total of arable land. The land is slightly sloping with good roadside access. The Land is to be sold in one lot.

DIRECTIONS
From the nearest town of Bridgnorth, take the A458 out of Bridgnorth towards Stourton/Stourbridge for 4.2 miles to the village of Six Ashes. Once there, turn right down a single-track signposted "Tuckhill" opposite the Six Ashes pub. From the main road continue on through Tuckhill for 1.1 miles, then turn left down a single-track road signposted Lindridge. The land is located on your left.

What3Words: ///jumped.sweeter.patching

VIEWING
At any reasonable daylight hours with a copy of these particulars in hand.

TIMBER RIGHTS
All standing timber is included in the sale.

ENVIRONMENTAL SCHEMES
The land is not currently subject to any known Environmental Schemes.

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.

MINERAL RIGHTS
All mining and mineral rights are included in the sale.

SPORTING RIGHTS
The sporting rights are understood to be in hand and so far, as they are owned and will be included in the sale of the land.

PLANS, AREAS & SCHEDULES
These are based on the more recent Ordnance Survey ProMap plans from which the areas have been calculated. The purchaser should be deemed to have satisfied himself as to the boundaries of the property together with the area. Any errors or mis-statement should not entitle the purchaser to annul the sale or receive any compensation in respect thereof.

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

SERVICES
There are no services connected to the land. It is believed there is a mains water connection within the adjacent highway.

VENDORS SOLICITOR
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 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.

Susan Morrissy of MFG Solicitors
MFG Solicitors LLP
9 Corve Street
Ludlow
Shropshire
SY8 1DE
T: 01584 873156

METHOD OF SALE
The land will be offered for sale by Public Auction on Friday 25th 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.

ANTI-MONEY LAUNDERING (AML) CHECKS
PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

We are legally obligated to undertake anti-money laundering checks on all property purchasers. We are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required and is non-refundable. We thank you for your cooperation.

TENURE
Freehold with vacant possession upon completion.

SOLE AGENT
Sarah Hulland BSc (Hons) MRICS FAAV,
Halls Holdings Limited,
Gavel House,
137 Franche Road,
Kidderminster,
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DY11 5AP.

Tel: 01562 820880.
Email: shulland@hallsgb.com

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property 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.

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.

BIDDING ON BEHALF OF ANOTHER PARTY
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.