



APPROXIMATELY 3.60 ACRES (1.456 HECTARES) LAND AND POOL
At Smethcott, Church Stretton SY6 6NX



Approximately 3.60 Acres (1.456 Hectares) Land At Smethcott, Church Stretton, SY6 6NX

Guide Price: £90,000



AN EXCELLENT OPPORTUNITY TO ACQUIRE 3.60 ACRES OF PASTURE LAND AND POOL

- Potential for a variety of uses, including agricultural, equine, environmental or amenity (subject to the necessary planning consents).
- Desirably located close to the settlement of Smethcott.
- Accessed via unnamed road between Smethcott and Picklescott.
- Approximately 0.35-acre pool.

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
£90,000**

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 land is located between Smethcott and Picklescott, being approximately 10 miles south of the town of Shrewsbury and approximately 2 miles west of Leebotwood and the A49.

THE PROPERTY

An exciting opportunity has arisen to acquire a small parcel of permanent pasture land with a pool. The property consists of a single parcel of land extending to approximately 3.60 acres which includes a flat pasture field which slopes down to a pool to the north west boundary.

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.

DESIGNATIONS

The property lies within Shropshire Hills National Landscape Area of Outstanding Natural Beauty.

TENURE & POSSESSION

We are advised that the property is freehold.

VIEWING

Strictly by appointment with the selling agents, during day light hours and with a copy of the sales particulars to hand.

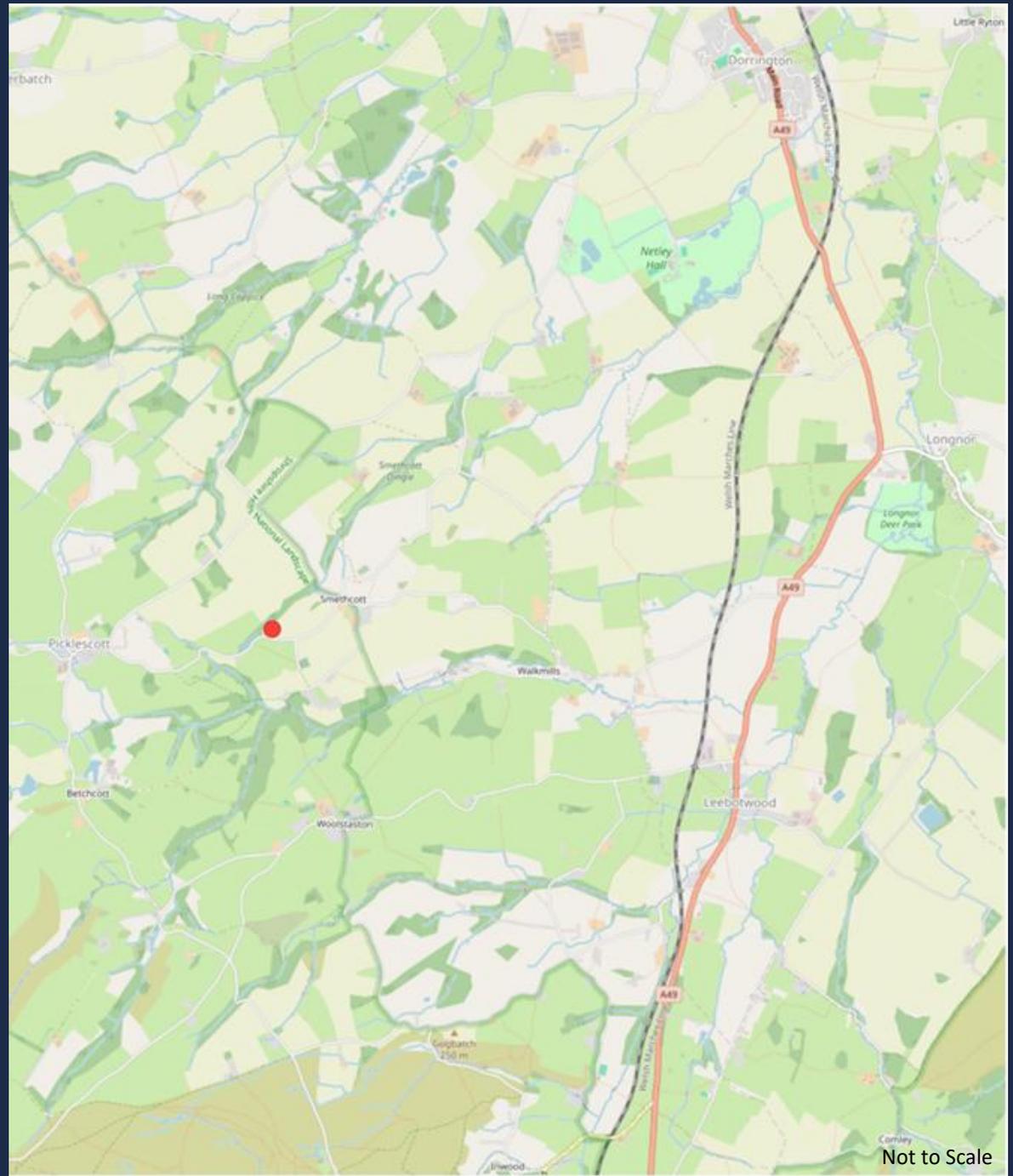
METHOD OF SALE

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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