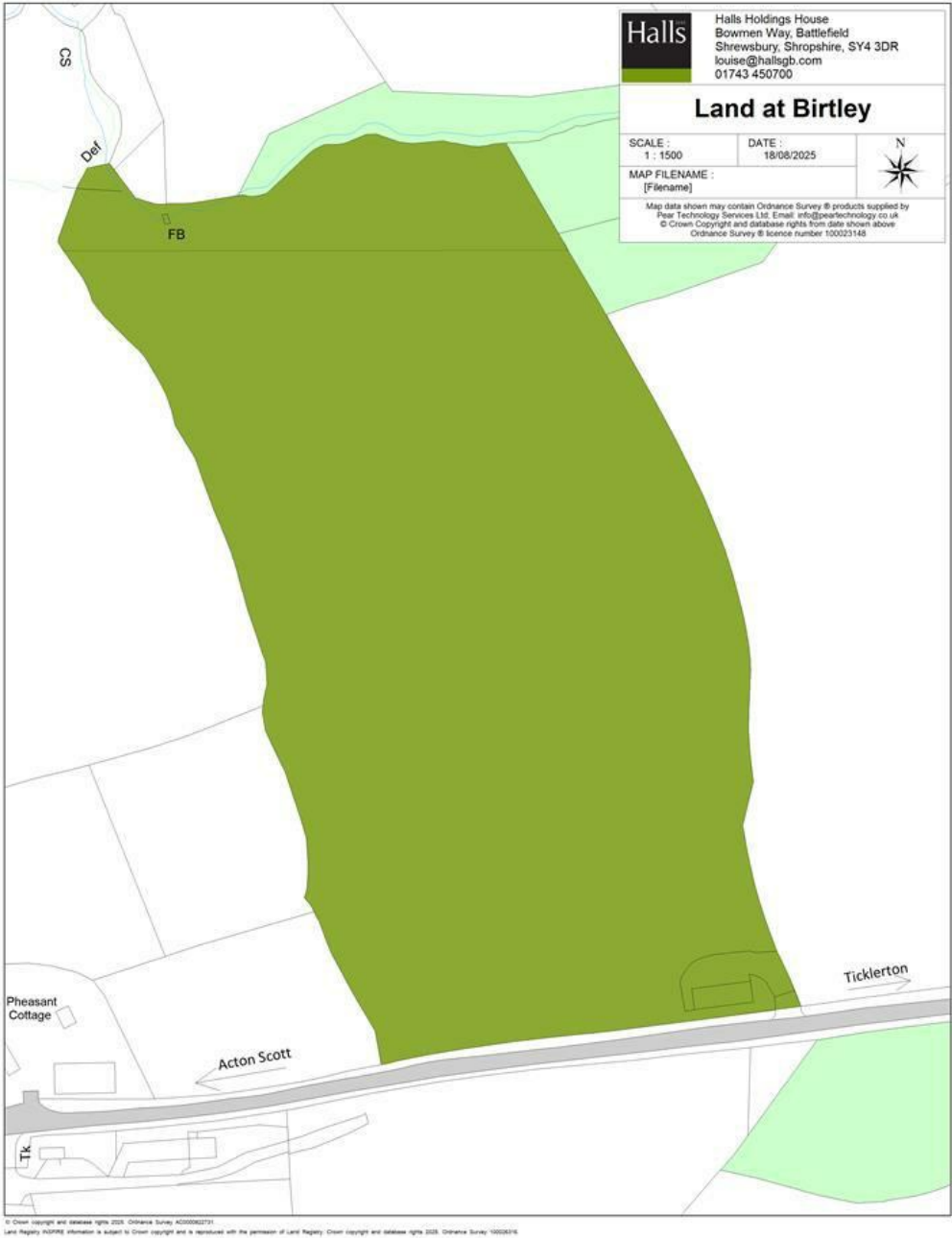


FOR SALE

Approximately 9.40 Acres of Land at Birtley, Church Stretton, Shropshire, SY6 7DW



FOR SALE

Guide Price: £100,000 - £110,000

Approximately 9.40 Acres of Land at Birtley, Church Stretton, Shropshire, SY6 7DW

A versatile and productive parcel of grassland together with a useful farm building



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: louise@hallsgb.com



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- **Approx. 9.40 acres**
- **Versatile and productive grassland**
- **Re-seeded in Spring 2025**
- **Mains and natural water supply**
- **Roadside access**
- **Useful farm building**

GENERAL REMARKS

Halls are favoured with instructions to offer approximately 9.40 acres of grassland at Birtley, Church Stretton, for sale by Private Treaty.

SITUATION

The land is conveniently located in the rural hamlet of Birtley, adjacent to the council-maintained Acton Scott to Ticklerton 'C' road. This road connects to the A49 at Marshbrook, approximately 2.25 miles to the south west, and to the B4371 between Wall and Hope Bowdler, approximately 2 miles to the north east.

What3Words: candle.immediate.panning

DESCRIPTION

The land comprises of a single parcel of productive grassland, with a total area of approximately 9.40 acres (3.80 ha). It was re-seeded in Spring 2025 and is suitable for both grazing and mowing.

The boundary comprises mature hedgerows and stock proof fencing. There are a number of mature in-field trees in situ, providing shade during the summer and shelter during the winter.

A steel-framed mono-pitch farm building was erected on site in 2012 and currently provides fodder storage, but could be used for a number of purposes including livestock housing and machinery storage. It is 60ft x 20ft (6.09m x 18.29m) and divided into four bays, clad on 3 elevations with box profile sheets, with the fourth elevation being gated. Planning permission for a second shed on site was granted in 2013, but the building was not erected and the permission has now lapsed.

The land is well-drained, having undergone a drainage improvement scheme in recent years

SERVICES

There is both a mains water supply to troughs, and a natural water supply via the stream on the north west boundary.

NITRATE VULNERABLE ZONES

The land is not situated in an NVZ.

SPORTING AND MINERAL RIGHTS

Insofar as we are aware, the sporting and mineral rights are included in the freehold.

ENVIRONMENTAL STEWARDSHIP

The land is not subject to an environmental stewardship scheme.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

PLANNING

The land 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.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire , SY2 6ND. Tel: 0345 6789000

TENURE AND POSSESSION

The land is of freehold tenure and vacant possession will be given on completion.

VIEWING

Viewings are by prior appointment with the Agent.

METHOD OF SALE

The land is to be offered for sale by Private Treaty, as a whole. The agents, on behalf of the vendor, however, reserve the right to alter, divide, amalgamate or withdraw any of the land for sale at any time. The selling agents, further, reserve the right to sell the land 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

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SOLICITOR

Helen Barrett, PCB Solicitors. Tel: 01547 528800

SOLE AGENT

Louise Preece BSc (Hons), Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire SY4 3DR

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