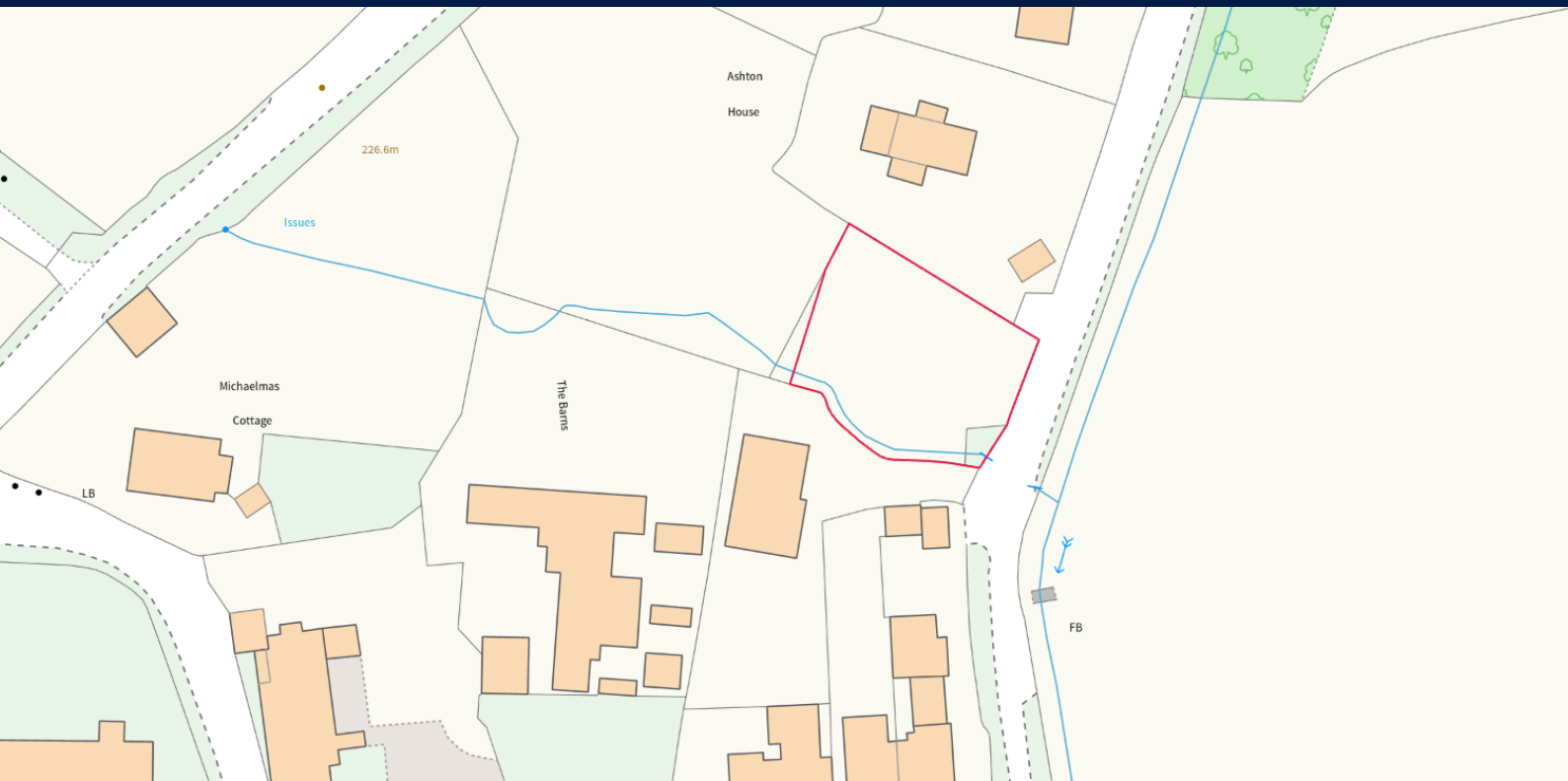


LAND AT SUN BANK COTTAGE

**Roger
Parry**
& Partners

Norbury, Bishop's Castle, Shropshire, SY9 5DX



Land at Sun Bank Cottage

Norbury, Bishop's Castle, Shropshire, SY9 5DX

Guide Price: £50,000 - £75,000

The Land

Roger Parry & Partners LLP are delighted to have been instructed to offer for sale by auction, a small infill plot of gently sloping land in a rural Shropshire village, which is well suited to development subject to gaining the necessary consents. The land amounts to approximately **0.16 acres (0.06 hectares)** with boundaries of established hedgerows and fencing as well as gated access directly off the council road.

The plot benefits from being within Norbury village and is in convenient distance of Norbury Primary School in addition to other local amenities. The market town of Bishop's Castle is approximately 4 miles southwest of the land and offers further facilities. What3words: ///bookmark.compacts.tell

Method of Sale

The land is offered for sale by auction as a whole. The online auction to commence at 1pm Monday 10th August 2026 and end at 1pm Thursday 13th August 2026. A buyer's premium applies at 2% of the purchase price, to a minimum of £1,500. Bidding via link below.

Tenure

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

Legal Information

The land is registered under a possessory title.

Local Authority

Shropshire Council.

Sporting Rights, Minerals and Timber

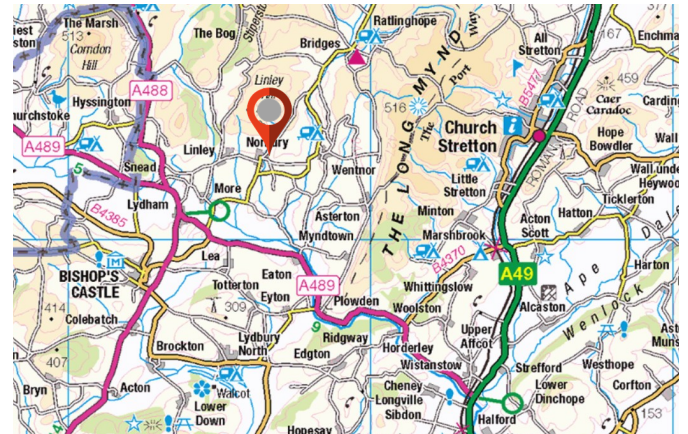
All sporting rights, timber and mineral rights, as they may be owned, are included in the sale.

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.

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.



Viewing Arrangements

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

Bidding: <https://rogerparry.eigonlineauctions.com/lot/details/187a61eb-1354-4f25-96e9-ee6875985d40>

Please contact Kirsty Betton at our Head Office:

Mercian House, 9-10 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL

kirstybetton@rogerparry.net - 01743 791336

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.