

Roger Parry & Partners

LAND WITH POND AT SMETHCOTT

Church Stretton, Shropshire, SY6 6NX

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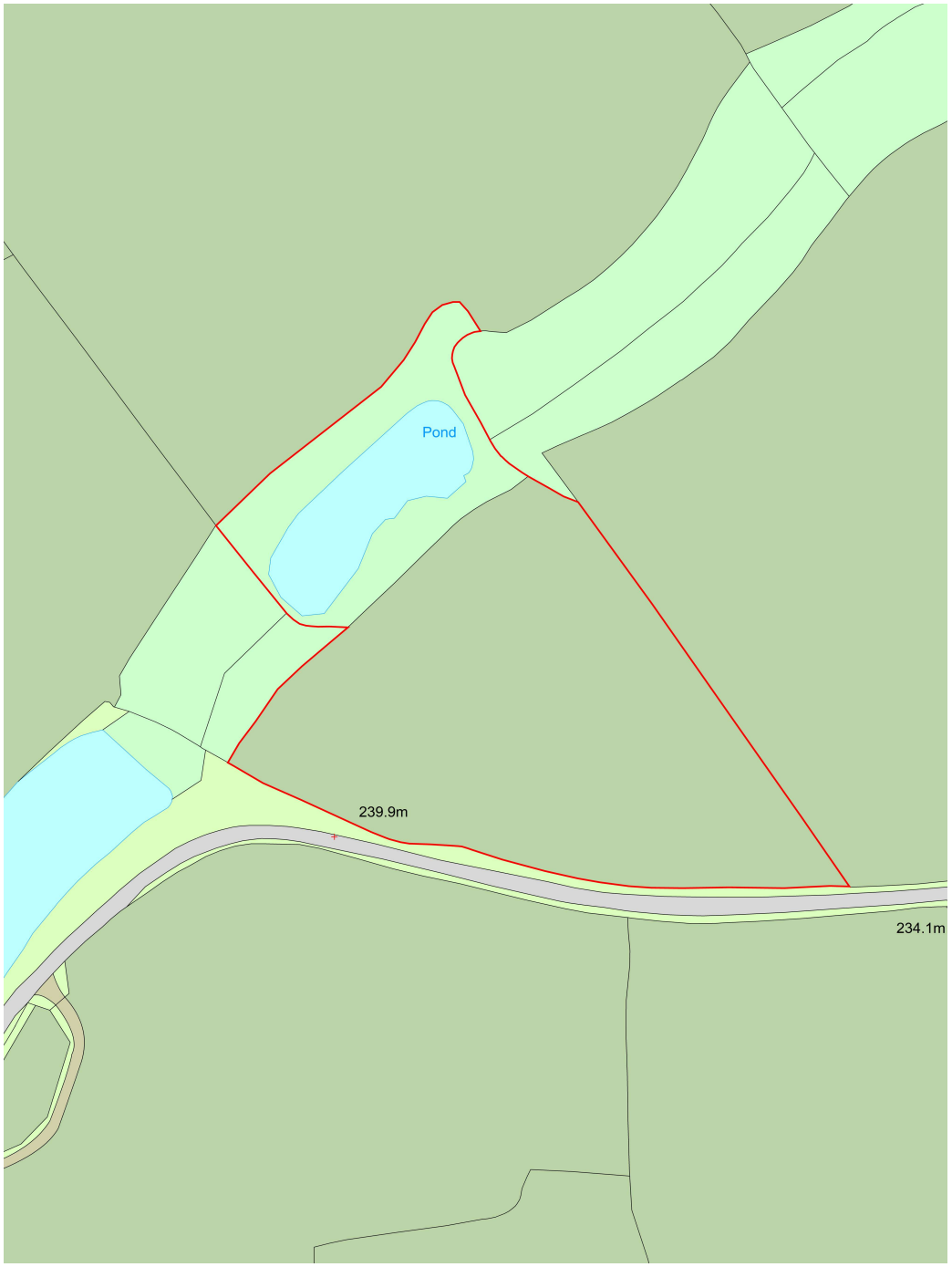
Guide Price: £65,000

Roger Parry & Partners are delighted to offer for sale by private treaty the opportunity to acquire a parcel of grassland featuring a pond set in rural South Shropshire, extending in all to approximately **3.5 acres (1.4 hectares).**

Within a single field, the pasture land is suitable for grazing and silage or hay production. It would also lend itself well for equestrian use or for private recreational activities like camping. The land benefits from having a generally level topography to the grass area which slopes down to the pond.

The land is positioned rurally between Smethcott and Picklescott, in a peaceful setting with stunning views of the surrounding countryside. There is gated access directly off the public road providing convenient entry for machinery. The boundaries consist of established hedges and trees.





Method of Sale

For sale by private treaty.

Tenure

Freehold with vacant possession.

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.

Local Authority

Shropshire County Council.

Environmental Schemes

The land is not entered into any schemes.





Services

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

Easements, Wayleaves and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Designations

The land is situated in the Shropshire Hills National Landscape (formerly AONB).

Directions

From the Bayston Hill Roundabout on the A5 in Shrewsbury follow the A49 southbound signposted for Church Stretton for approximately 4.5 miles, entering into Dorrington. Turn right onto Church Road, signposted for Smethcott and Picklescott. Continue for 2.7 miles, turning off left at the crossroads. After another half mile take a right turn signposted for the Church. The land is located 0.3 miles along this road on the right hand side as indicated by the Agent's "For Sale" board.

What3words ///rentals.deodorant.lemons

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Kirsty Betton

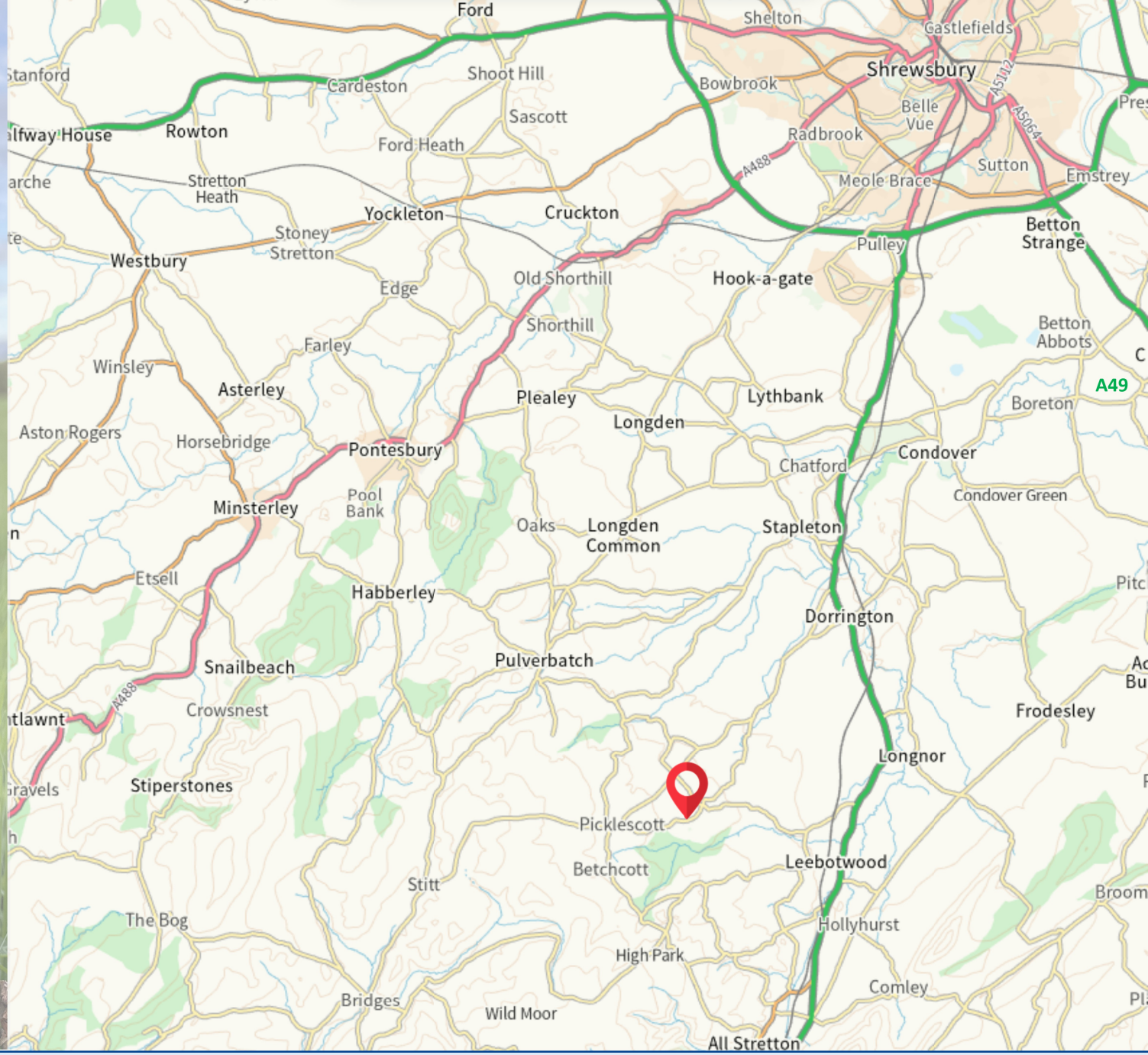
Please contact our Head Office:

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

kirstybetton@rogerparry.net

01743 791 336

Roger Parry & Partners



Important Notice: 1. Nothing in 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.