



Roger
Parry
& Partners

LAND AT MARTON LANE

Weston Lullingfields, Shrewsbury, SY4 2AE

Land at Marton Lane Weston Lullingfields, Shrewsbury, SY4 2AE

Guide Price: £200,000

Roger Parry & Partners have been instructed in the sale of a block of productive land amounting to approximately **17.49 acres (7.08 hectares)** in a ring fence. The land is currently down to grass and has been utilised as pasture for livestock as well as mowing for silage/hay production but could also be put into arable rotations. There are mature hedgerows and trees to the boundaries and two points of roadside access.

Location

The land is easily accessible with direct access off the Marton Lane, just outside the village of Weston Lullingfields, some 9 miles north-west of Shrewsbury and 11 miles east of Oswestry.

Method of Sale

The property is for sale by Private Treaty and is available as a whole or in two lots.

Tenure

The land is available on a freehold basis with vacant possession on completion.





Local Authority

Shropshire County Council.

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.

Wayleaves, Easements 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.

Agri-Environment 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.



Directions

From the Audi Garage roundabout at Battlefield, Shrewsbury, take the A528 towards Wem. Continue for 3.5 miles. At Harmer Hill, take a left towards Ellesmere and continue on the A528 for a further 2 miles. At Myddle, turn left and continue for 1.5 miles and then in Marton take a right signposted towards Weston Lullingfields. In 1 mile, the land will be on your right hand side as indicated by the Agent's "For Sale" board.

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Viewing Arrangements

Viewing of the property is strictly by appointment only through

George Beer BSc (Hons) MSc

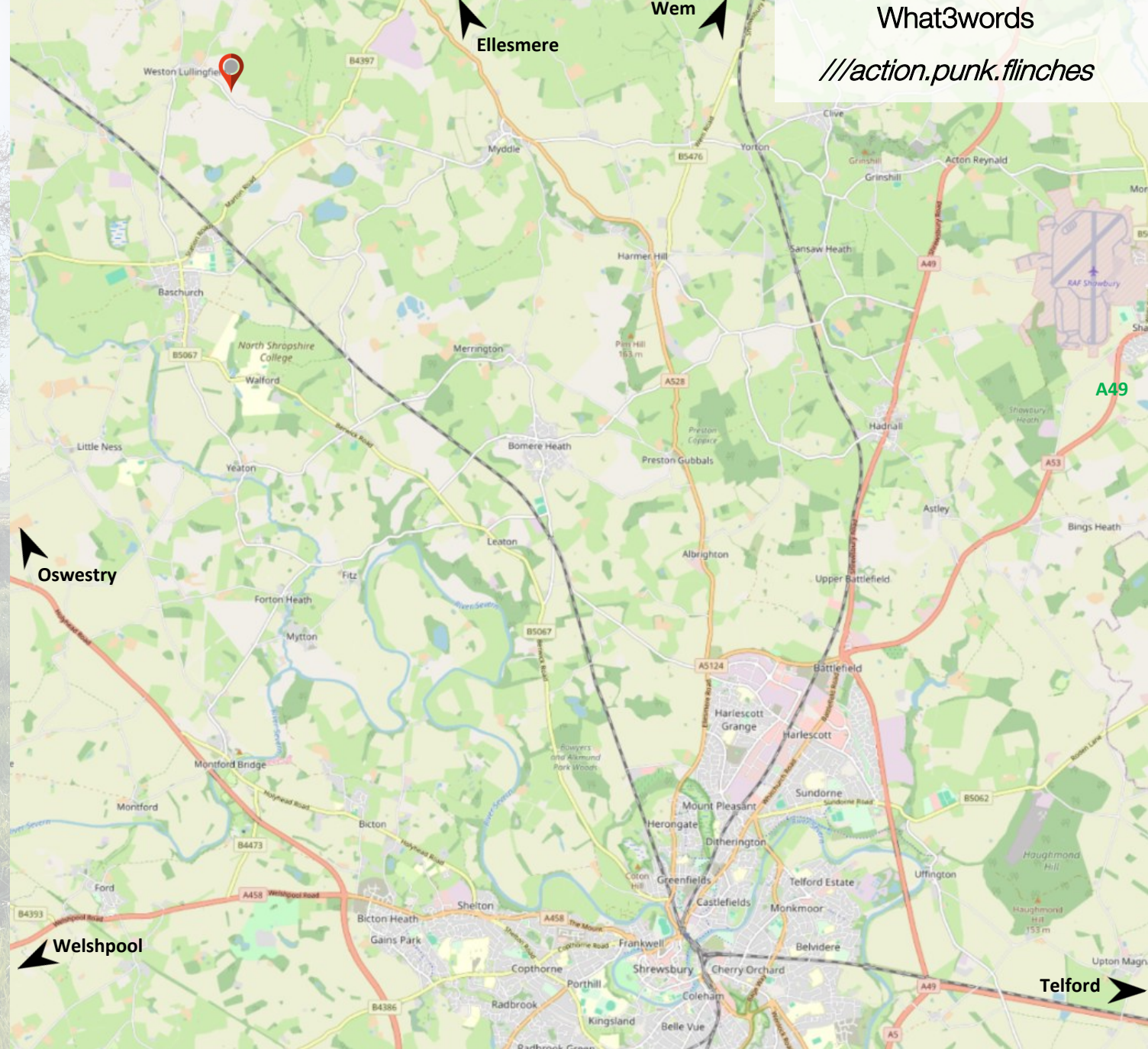
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers 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.