

LAND AT THE ELMS

Ford, Shrewsbury, Shropshire, SY5 9LG

Roger
Parry
& Partners



Land at The Elms

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Guide Price: £100,000

The Land

Roger Parry & Partners are delighted to have been instructed to offer for sale by Private Treaty, a parcel of productive land in the Shropshire countryside close to Shrewsbury, highly suitable for both livestock grazing or arable use, also offering potential as paddocks for keeping horses. The land extends to approximately to **6.07 acres (2.46 hectares)** with boundaries of established hedgerows/trees and fencing as well as benefitting from gated roadside access.

Local Authority

Shropshire County Council.

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Tenure

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

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.

Environmental Schemes

The land is not entered into any schemes.

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.



Legal Information

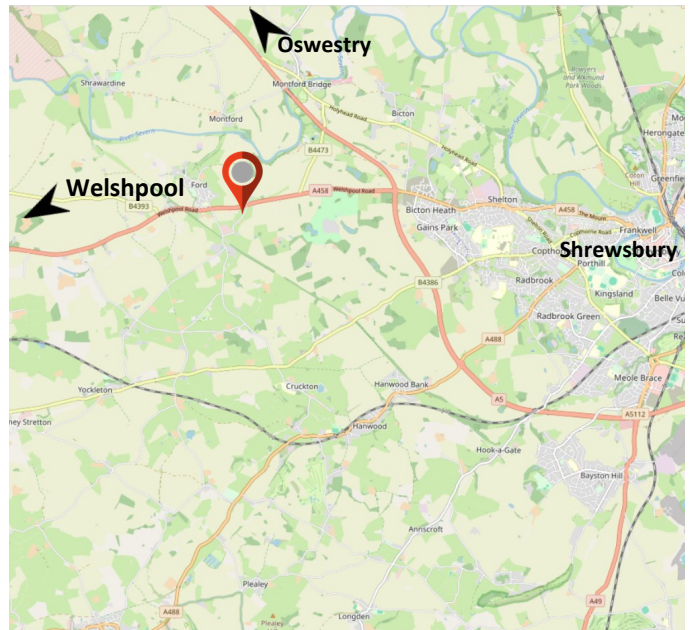
There shall be an overage provision where the vendor will receive 50 per cent of any uplift in value for a period of 30 years as a result of any non-agricultural/non-equestrian development.

What3words

///attic.grace.snow

Directions

From A5 Churncote Roundabout in Shrewsbury follow the A458 towards Welshpool for approximately 1.5 miles to Ford. Turn left, signposted for Cruckton and Hanwood, and the land will be on the right, as indicated by the Agent's "For Sale" board.



Viewing Arrangements

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

Please contact our Head Office:

Mercian House, 9 Darwin Court, Shrewsbury, SY3 5AL

roger@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.