



Land at The Elms

Ford, Shrewsbury, Shropshire, SY5 9LG

Roger Parry & Partners are delighted to have been instructed in the sale of three parcels of productive land, conveniently situated in Ford and extending to approximately **28.07 acres (11.36 hectares)**.

Guide Prices

Lot 1 - £90,000 Lot 2 - £250,000 Lot 3 - £95,000

	Field Number	Description	Size (acres)	Size (hectares)
Lot 1	SJ4112 6399	Pasture	6.07	2.46
Lot 2	SJ4113 8710	Pasture	15.78	6.39
Lot 3	SJ4213 1411	Pasture	6.22	2.52

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. The land benefits from multiple points of access including directly off the well linked A458 for Lot 2.

Method of Sale

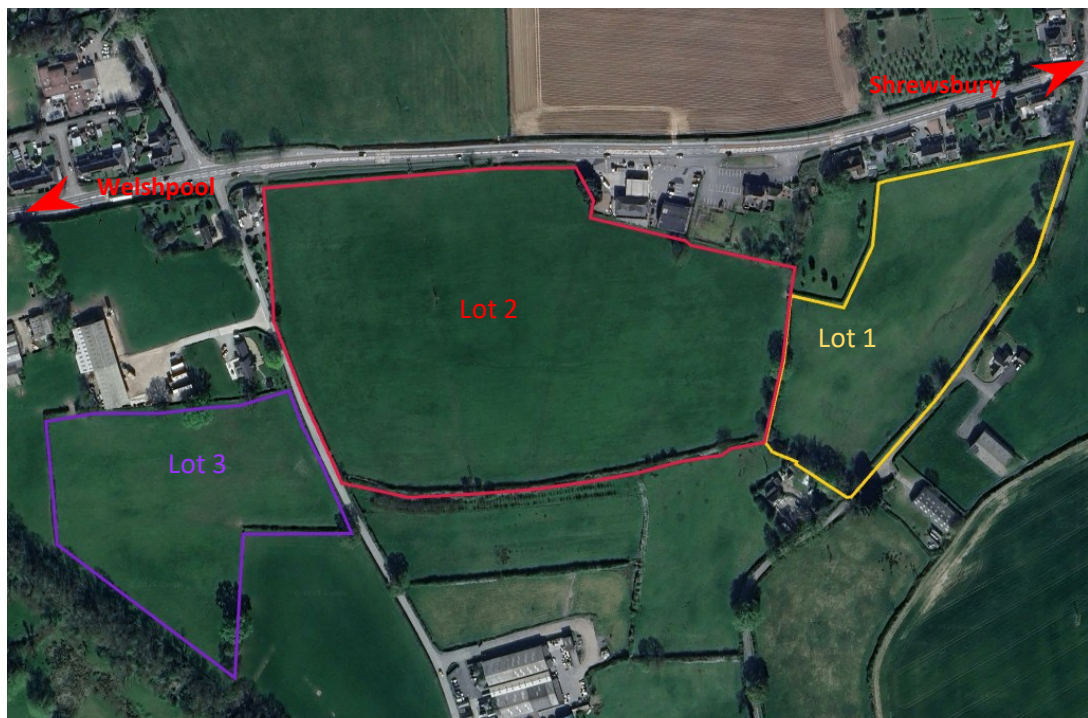
The property is for sale by Private Treaty and is available in three lots.

Tenure

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

Local Authority

Shropshire County Council.



Lot 1



Lot 2



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. Mains water is available.

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.

Lot 3



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 Lot 1 will be on the right, as indicated by the Agent's "For Sale" board. For lots 2 and 3, continue on the A458 and at the next cross roads, turn left. Lot 2 will be on your left and Lot 3 on your right.

What3words [///octopus.gloves.pinging](#)

Viewing Arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

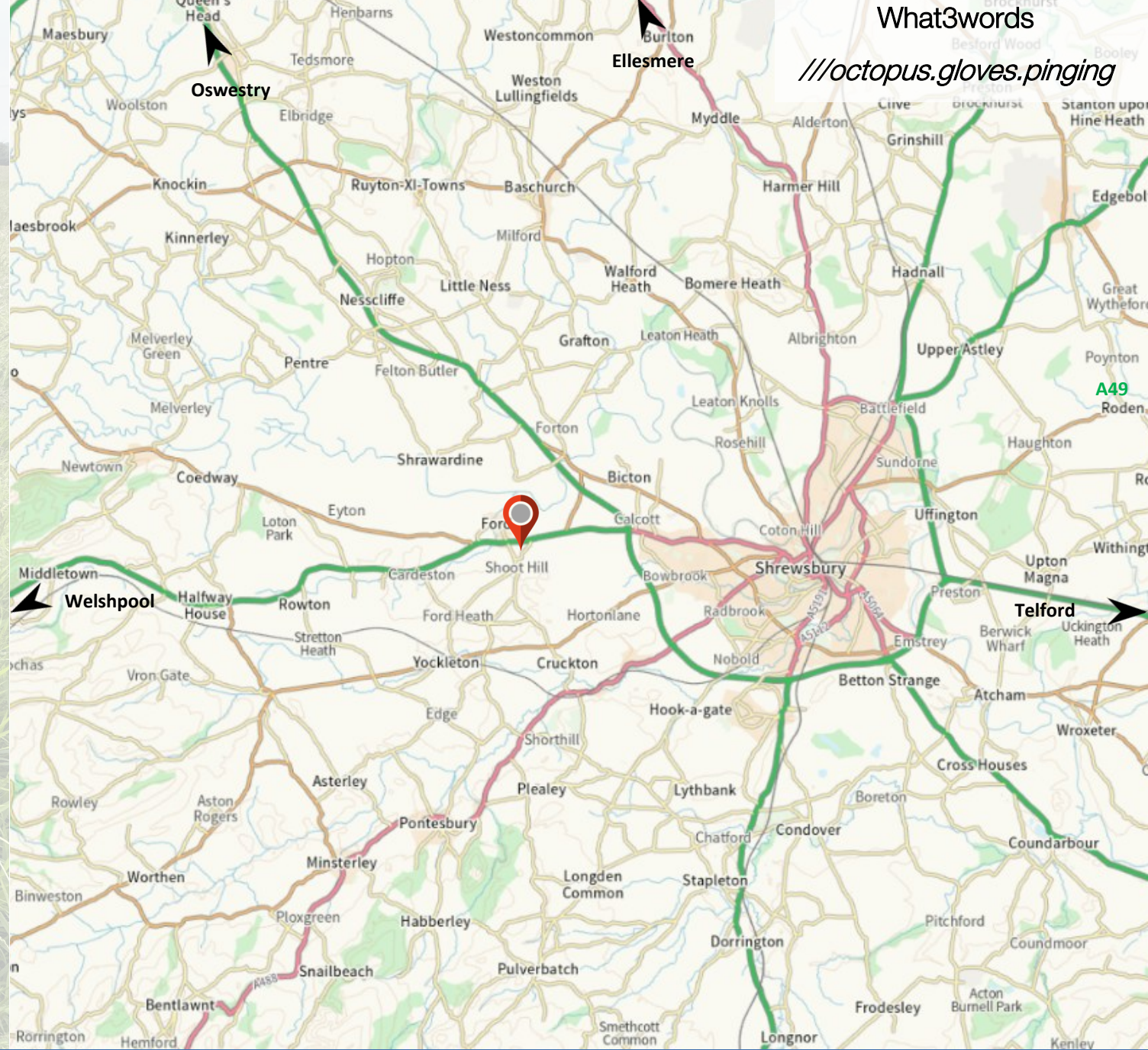
Please contact our Shrewsbury Office:

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

roger@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.