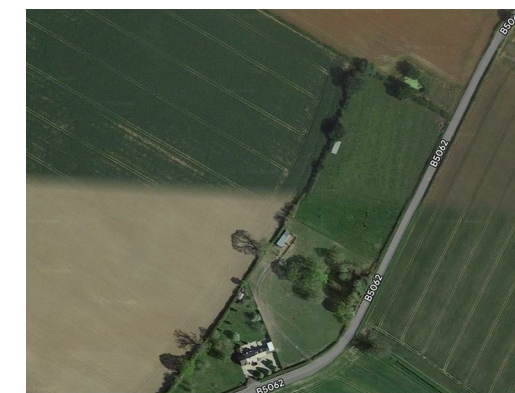
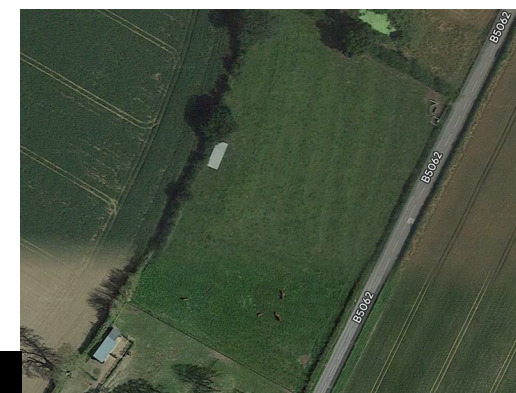


Land, Shrewsbury Road, High Ercall, Telford, Shropshire,
TF6 6BE

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £50,000

Viewing: strictly by appointment through the agent

An opportunity has arisen to acquire a parcel of land which measures approximately 3.52 acres (1.43 hectares). The land is slightly undulating grassland which is conveniently located adjacent to the B5062 access onto the adopted road and excellent access to the county town of Shrewsbury, market town of Newport along with good access to the town of Telford. The land is suitable for grazing or offers potential for those looking for equestrian use. There is a timber framed building with corrugated sheets and roof along with water trough in the field which we are informed by the vendor is connected to the mains supply.

Guide price

A guide price of £50,000 is being invited for the FREEHOLD interest with vacant possession.

Rights of wayleaves

The site is sold subject to or with the benefit of any rights of way, wayleaves, easement or restrictions which may not exist whether mentioned in these particulars or not.

Local authority

Telford and Wrekin council
Addenbrooke House
Ironmasters Way
Telford
Shropshire
TF3 4NT

Contact no: 01952 380000

Method of sale

This sale offered for sale by Private Treaty as a whole.

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.

Tenure

The site is understood to be FREEHOLD and offered for sale by private treaty with the benefit of vacant possession upon completion.

Services

The vendor has informed us that a mains water

supply is connected to the side but this has not been checked/tested. We advise all interested parties should make their own enquires with the appropriate suppliers and connection arrangements.

Directions

From Shrewsbury head out onto the B5082 and continue through the village of Rodington and on reaching the Mill House B&B on the left hand-side continue for approximately 0.5 of a mile and the parcel of land will be situated on the left hand-side clearly identified with our For Sale board.