

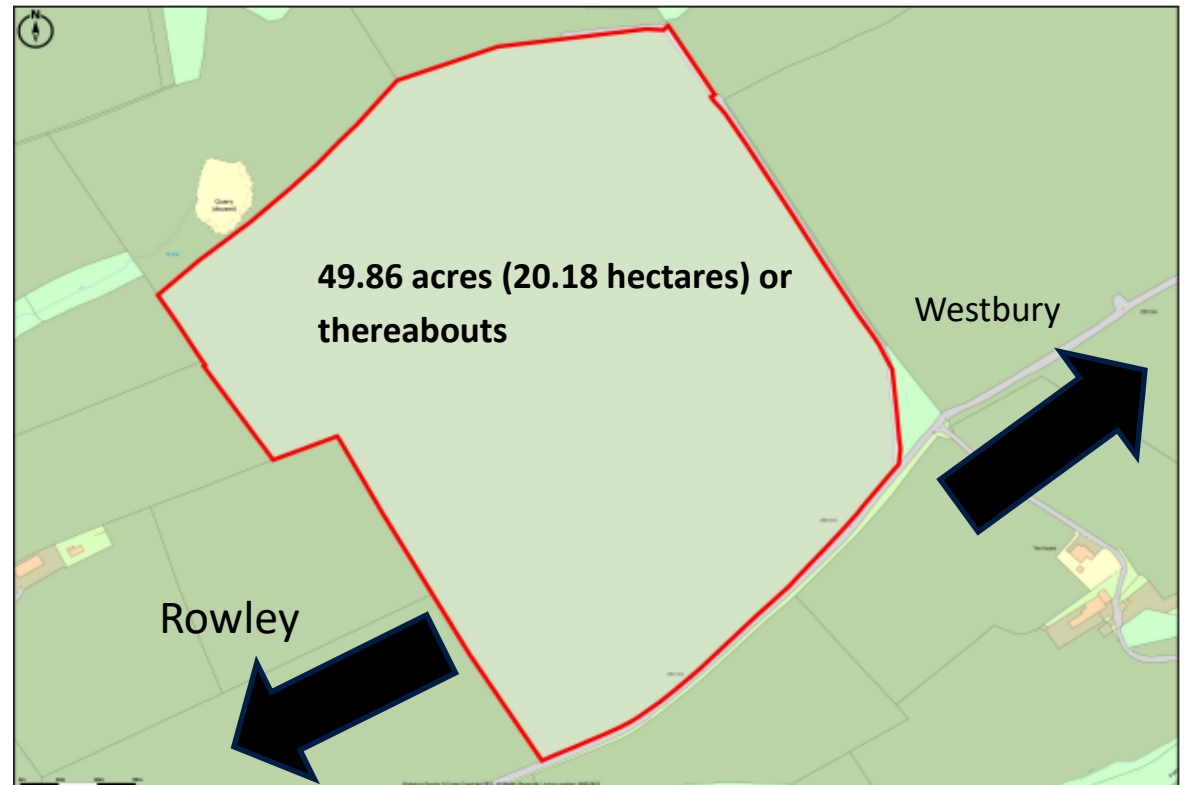




Land at Rowley, Westbury, Shrewsbury, Shropshire, SY5 9RU

Roger Parry and Partners are delighted to have been instructed to market an exciting opportunity to purchase a block of productive arable land which extends in total to approximately **49.86 acres (20.18) hectares**).

Offers Over £450,000



DESCRIPTION

Land extending to approximately **49.86** acres (**20.18** hectares) a block of productive arable land currently cropped with a grass ley. Roadside access and water supply. Outlined red on plan overleaf.

SERVICES

Mains water nearby.

METHOD OF SALE

The property is for sale by Private Treaty.

TENURE

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

LOCAL AUTHORITY

Shropshire County Council. Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

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.

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.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

DISTANCES

Westbury ~ 3.2 miles

Shrewsbury ~ 12.2 miles

Welshpool ~ 8.6 miles



Directions:

From Shrewsbury take the B4386 towards Westbury, continue on the B4368 through Westbury and turn right after approximately 0.5 miles. Follow this road for approximately 3 miles, our for sale board is on the right hand side.

What 3 Words///
fruits.modem.students

Viewing arrangements

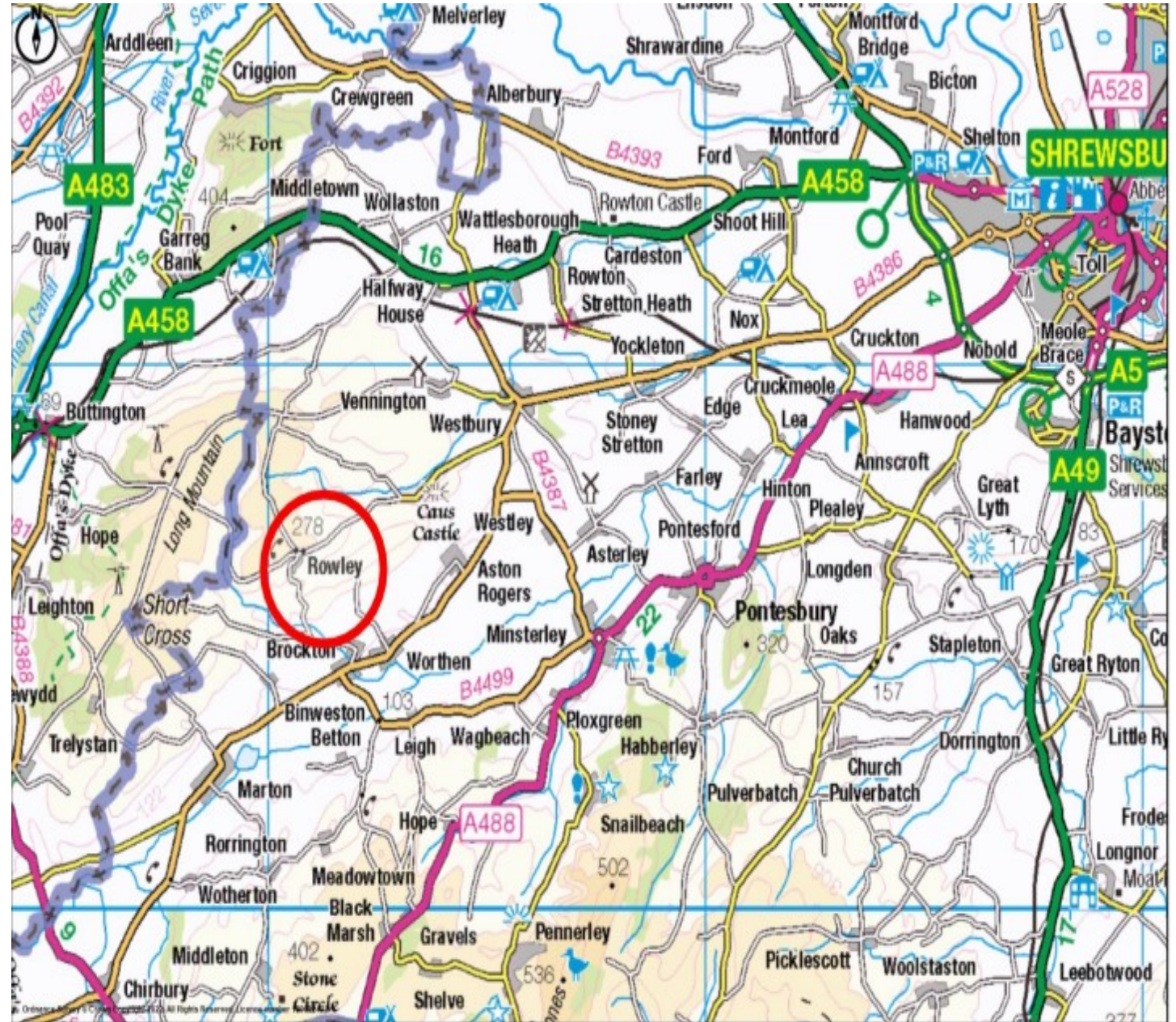
Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ

andrewlowe@rogerparry.net

01743 791 336



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.