Roger Parry & Partners

Land at Common Lane, Melverley, Shrewsbury SY10 8PN

25.19 acres (10.2 ha) of Pasture Land split into Six Lots

Sale by Private Treaty

OFFERS INVITED FOR INDIVIDUAL OR COMBINED LOTS

Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ
Phone 01743 791 336 Fax 01743 792 770 Email mail@rogerparry.net www.rogerparry.net
Offices also at Welshpool and Oswestry

INTRODUCTION
Roger Parry & Partners LLP are delighted to have instructions to offer for sale by Private Treaty as a whole or in lots, approximately **25.19 acres** (10.2 hectares) of pasture land.

THE LAND
The land consists of good permanent pasture, yielding 2 to 3 cuts of silage, with lots 5 and 6 currently used as paddocks. The land benefits from good drainage and road frontage.

Lot 1 – PASTURE LAND
Highly productive pasture land extending to **16.69 acres** (6.76 ha).

Lot 2 – PASTURE LAND **SOLD**
Highly productive pasture land extending to **2.43 acre** (0.98 ha).

Lot 3 – PASTURE LAND **SOLD**
Highly productive pasture land extending to **2.35 acres** (0.95 ha).

Lot 4 – PASTURE LAND **SOLD**
Highly productive pasture land extending to **1.36 acres** (0.55 ha).

Lot 5 – PASTURE LAND **SOLD**
Highly productive pasture land extending to **0.47 acres** (0.19 ha).

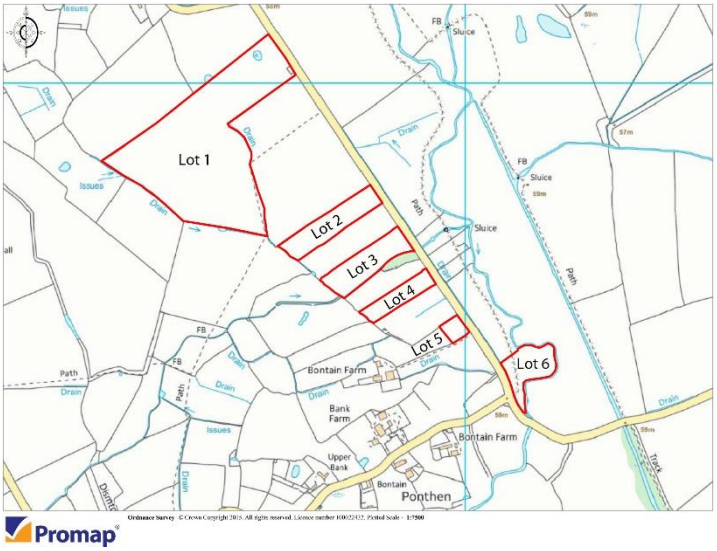
Lot 6 – PASTURE LAND **SOLD**
Highly productive pasture land extending to **1.90 acres** (0.77 ha).

WATER
Mains water is available to all lots via sub meters.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
Tel 0345 678 9000

METHOD OF SALE
The land is offered for sale by Private Treaty as a whole or in lots.

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



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.

SPORTING, MINERALS AND TIMBER
Sporting, timber and mineral rights, as they may be owned, are included in the sale.

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.

PLANNING
The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

BASIC PAYMENT SCHEME
The land is registered for the Basic Payment Scheme. These are available by separate negotiation.

PLAN
The attached plan has been prepared from the Ordnance Survey Map and is included for identification purposes only, it is not to scale.

VIEWING
Viewing of the land is permitted at any reasonable time during daylight hours, whilst in the possession of these particulars.

AGENTS
For further information, please contact Roger Parry FRICS or Claudia Roberts at Roger Parry & Partners LLP, Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ. Tel: 01743 791 336.

DIRECTIONS
From Shrewsbury take the A5 heading towards Oswestry, at the Felton Butler roundabout take the third exit towards Nesscliffe, in just under a mile turn left at the crossroads towards Nesscliffe Training Camp and drive over the A5 By-Pass and continue towards Pentre after approximately two miles turn left towards Melverley. Follow the road for another two miles until you come to a sharp bend turn right onto common lane and you will see the first lot sign on your right.

RICS

THE CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS

QMS ISO 9001 REGISTERED FIRM

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.

LOT 1 extending to 16.69 acres (6.67 ha)

LOT 2 extending to 2.43 acres (0.98 ha)

SOLD

LOT 3 extending to 2.35 acres (0.95 ha)

SOLD

LOT 4 extending to 1.36 acres (0.55 ha)

SOLD

LOT 5 extending to 0.46 acres (0.19 ha)

SOLD

LOT 6 extending to 1.90 acres (0.77 ha)

SOLD

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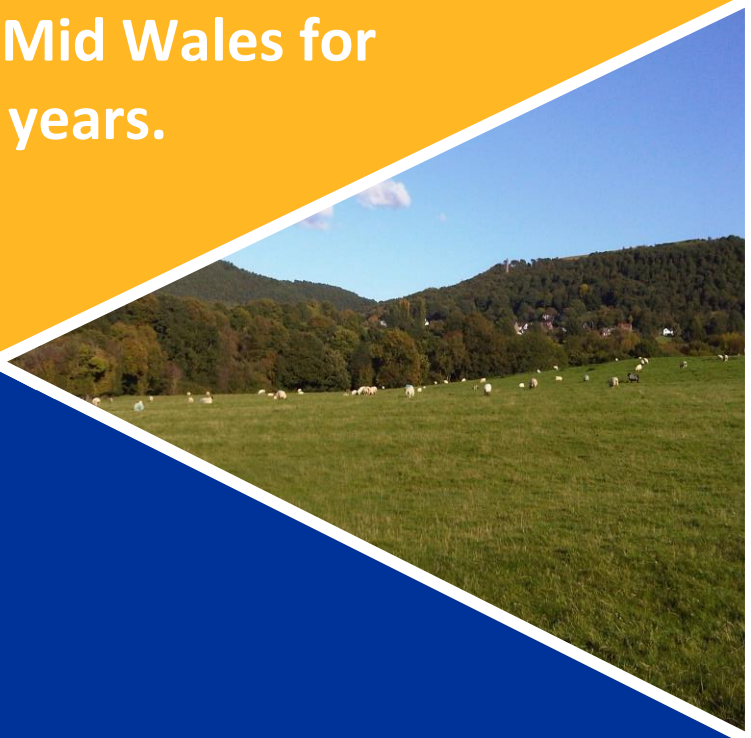
Land & Property Agents

Roger Parry & Partners

Providing professional services throughout Shropshire and Mid Wales for over 35 years.



Our Services Include:

Agricultural and Rural Property

- Farm, Land & Residential Sales & Lettings
- Farm, Land & Residential Valuations
- Environmental Schemes: ELS/HLS/BPS (SFP)
- Compensation Claims

Planning and Architectural Services

- Planning Applications and Appeals ranging from Residential to Large Scale Poultry & Dairy Units
- Promote Potential Residential Sites into Shropshire and Powys Council Local Plans
- Technical Drawings and Specifications

Renewable Energy Services

- Wind Turbines
- Hydro Electricity
- Biomass
- Ground Mounted Solar
- Anaerobic Digestion (AD)
- Grid Connection

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