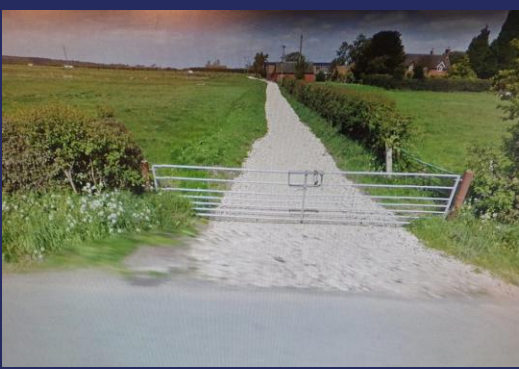




Helping *you* move



Sale By
Informal Tender
Guide Price
£300,000

Land Fronting King St. & Damson Lane, Weston Heath, TF11 8RY

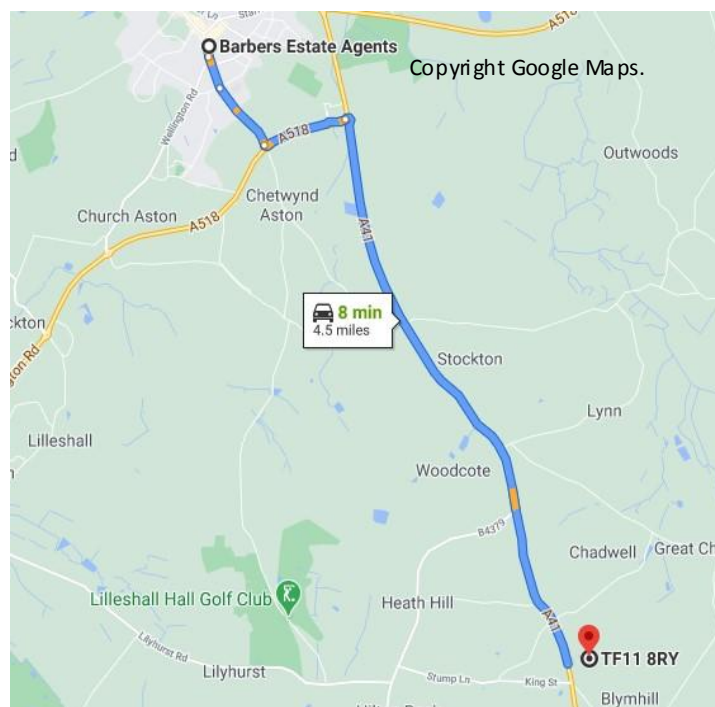
For Sale by INFORMAL TENDER – approximately 30.54 acres (12.36 hectares) of AGRICULTURAL LAND adjoining Weston Heath Farm - with easy access to the A41 between Newport and Shifnal. Closing date for sealed Bids is 14th April 2021.

Land fronting King Street & Damson Lane Weston Heath, Shifnal, TF11 8RY

Helping *you* move

Overview

- For Sale by INFORMAL TENDER
- Approx. 30.54 acres (12.36 hectares) of AGRICULTURAL LAND
- Adjoining Weston Heath Farm
- Easy access to the A41 between Newport and Shifnal
- Closing date for sealed Bids is 14th April 2021
-



LOCATION: The land has extensive dual road frontage in a rural and noted agricultural district. It is just off the A41 and fronting King Street and Damson Lane - and is 4.5 miles south of the market town of Newport and 5.4 miles from Shifnal.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

LOCAL AUTHORITY: No mains services are available

BOUNDARIES: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor or 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 an designations.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars are not.

BASIC PAYMENT SCHEME: No Basic Payment Scheme Entitlements are included with the sale of the land.

TO VIEW: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

TENURE: Freehold Vacant Possession will be granted upon Completion.

NOTE: There is a public footpath crossing the land in an East/West direction, from Damson Lane to the Countess Arms

METHOD OF SALE: The land is offered for sale by Informal Tender – Tenders to be received in the Selling Agents' Newport Office by 12 noon Wednesday 14th April 2021. Tender forms available upon request from our Newport Office. **NE2833411032021**

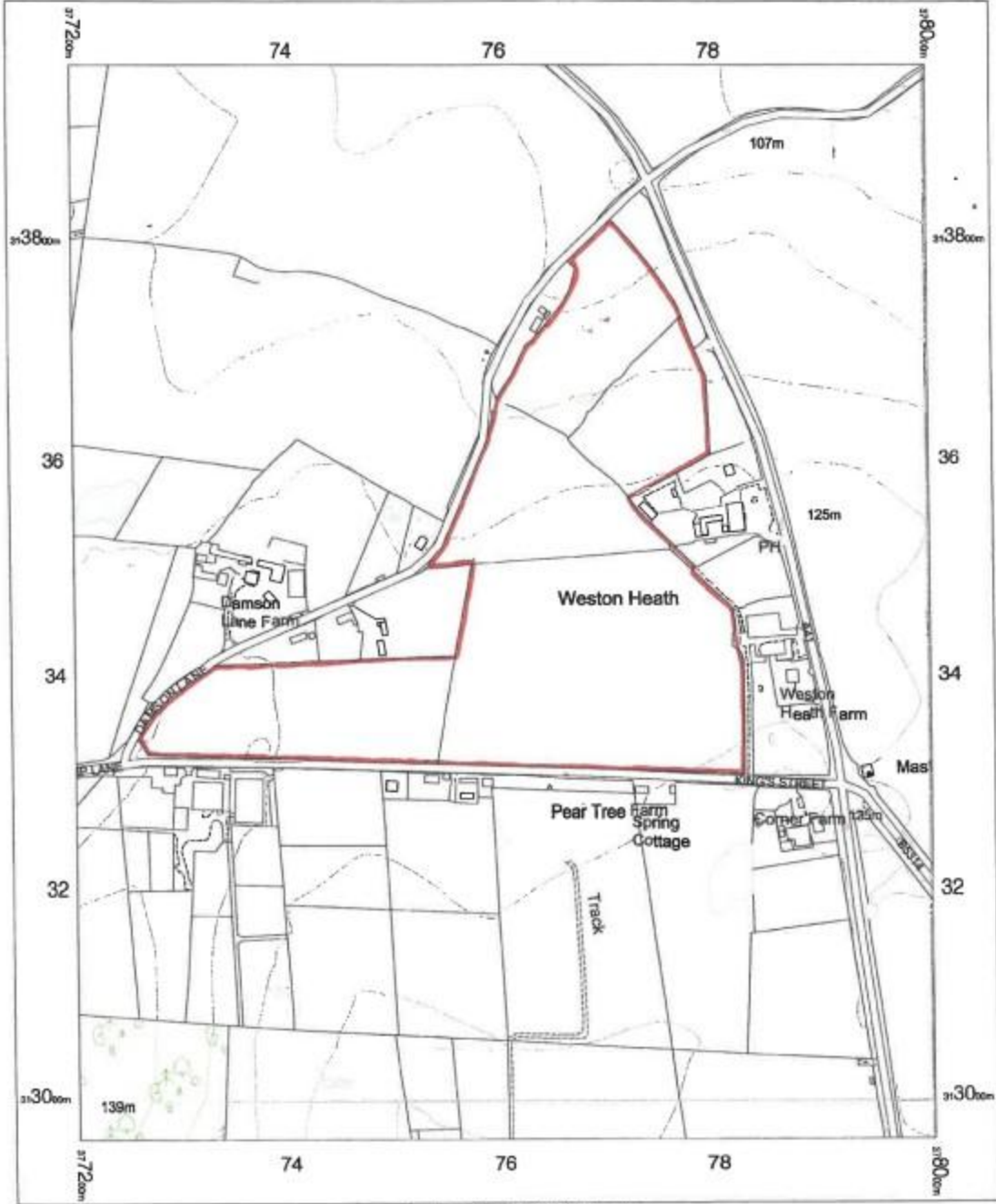
BEST BID PROCEDURE

- a. Your best offer is to be received in writing by 12 noon, Wednesday 14th April in a sealed envelope, delivered to our Newport Office
- b. Please supply the name, address, email and contact number of your legal advisers, together with the name of the person there who will attend to this matter
- c. The offer is to include confirmation from your bank, building society or other financial institution as to the funds it is prepared to provide if your best offer is accepted – plus evidence that you are able to provide the balance of the price from your own resources
- d. The offer is to state the period within which you will be able to exchange contracts following receipt of the title documents from the seller's legal advisers (Please take your own legal advisers' advice in this regard)
- e. Your offer is to be submitted Subject to Contract only, and any other conditions on which it is made are to be specified
- f. Please list any fixtures, fittings or furnishings within the land and premises that are included in your offer
- g. Any offers sent by fax or email will not be considered and may invalidate any offer received in the sealed envelope due to the potential breach of confidentiality
- h. Only offers of a non-variable nature will be considered
- i. The seller reserves the right not to accept the highest or any offer made

Land fronting King Street & Damson Lane Weston Heath, Shifnal, TF11 8RY



Weston Heath Farm TF11 8RY



OS VectorMap Local - Landplan Style
Tuesday, March 2, 2021, ID: BW1-00942976
maps.blackwell.co.uk
1:5000 scale print at A4, Centre: 377602 E, 313464 N
© Crown Copyright Ordnance Survey, Licence no. 100041041



BLACKWELL'S
MAPPING SERVICES
www.blackwellmapping.co.uk
TEL: 0800 151 2612
maps@blackwell.co.uk