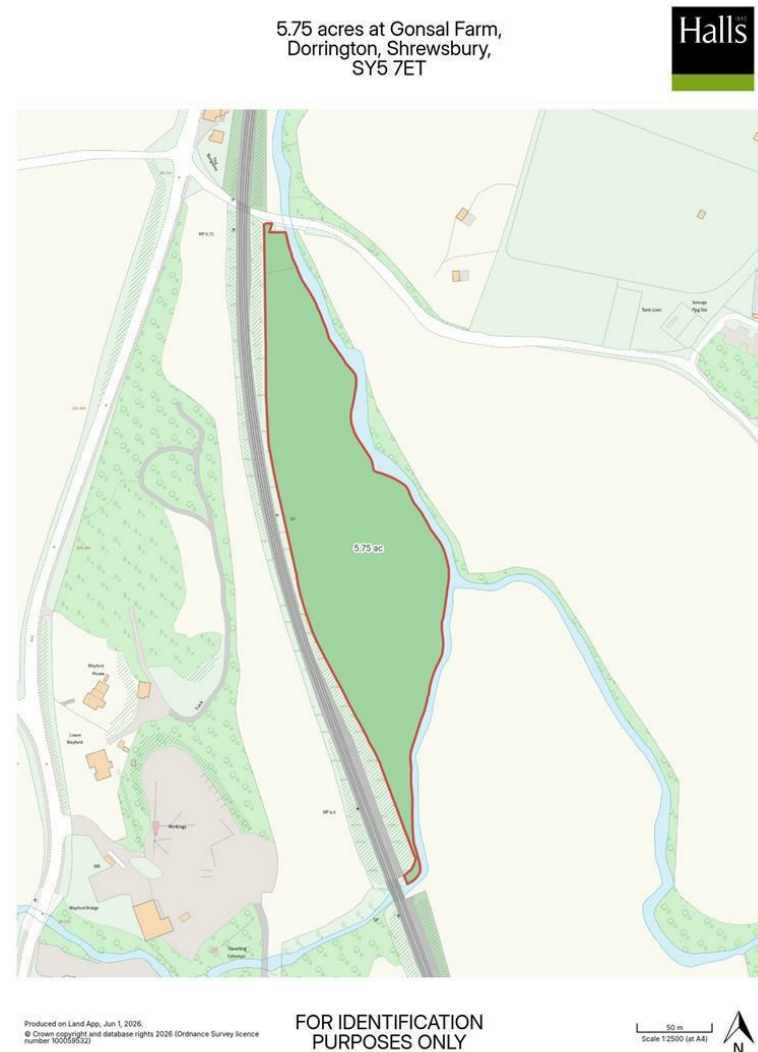


Land at Gonsal Farm Dorrington, Shrewsbury, Shropshire, SY5 7ET



**FOR SALE** Offers in the region of £35,000

Land at Gonsal Farm Dorrington, Shrewsbury, Shropshire, SY5 7ET

Approximately 5.75 acres (2.33 ha) of productive and versatile grassland located in a private position near the village of Dorrington, in close proximity to the A49. For sale by Private Treaty.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

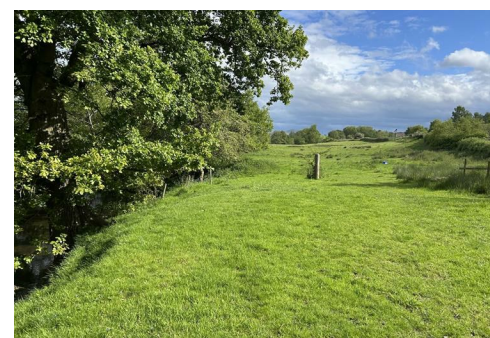
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01743 450700

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Email: reception@hallsgb.com



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- Approximately 5.75 acres (2.33 hectares)
- Permanent grassland, suitable for grazing
- Agricultural, equestrian or diversified uses
- Roadside access
- Private location, close to the A49
- For sale by Private Treaty

#### Location and Situation

The land is located a short distance from the village of Dorrington, beside a council-maintained road which links directly to the A49.

The nearest town of Church Stretton lies approximately 7.8 miles away, whilst the county town of Shrewsbury is just 10.3 miles away, both of which have a wide range of services, including shops, schools, public houses and public transport links.

#### Description

The land extends to approximately 5.75 acres (2.33 hectares) of gently undulating pastureland, which is located beside the Shrewsbury/Hereford mainline railway. Historically used for grazing purposes, the land is in good condition and has potential for agricultural and equestrian uses, or diversified uses (subject to planning consent if required). It has good access via a single gateway off the council-maintained Gonsal Cross Road to the A49 trunk road.

The land is bounded to the west by the railway line, with the boundary constituting metal railway fencing, and to the east by a tributary of the Cound Brook.

The land is classified as Grade 3 according to the Provisional Agricultural Land Classification.

#### Services

We understand the land does not benefit from any mains services. Prospective buyers should verify the availability of services themselves.

#### Environmental Stewardship

We understand that the land is not currently subject to any environmental stewardship or grant schemes.

#### Nitrate Vulnerable Zone (NVZ)

The land is not located within a Nitrate Vulnerable Zone.

#### Local Authority

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ

#### Viewing

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

#### Rights of Way, Wayleaves and Easements

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

#### Boundaries, Fences and Roads

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

#### Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

#### Sporting and Timber Rights

Insofar as we are aware, the sporting and timber rights are included with the purchase, though the purchaser is advised to verify this for themselves.

#### Mines and Mineral Rights

The mines and mineral rights are not included in the sale, having been previously excepted, though the purchaser is advised to verify this for themselves.

#### Tenure

We understand the land is of freehold tenure and vacant possession will be given upon completion.

#### Method of Sale

The land is for sale by Private Treaty.

#### Anti-Money Laundering (AML) Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### Agents

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Louise Preece BSc (Hons) MRICS FAAV - louise@hallsgb.com

