

McCartneys Rural

POOL HOUSE FIELD, OBLEY, BUCKNELL, SHROPSHIRE, SY7 OBY

POOL HOUSE FIELD

A rare opportunity to purchase an excellent sound pasture with excellent road side access.

- 16.28 acres of Sound Pasture Land.
- Water supply by means of borehole

For Sale by Private Treaty

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Jenny Layton Mills

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POOL HOUSE FIELD – 16.28 ACRES OF GRASSLAND

Pool House field comprises 16.28 acres. The field lies close to the hamlet of Obley and has roadside frontage. The field has the benefit of a good water supply by means of a borehole at Pool House. The field is of a moderate gradient.

Parcel ID	Description	Acres	Hectares
SO3277 3376	Grassland	13.59	5.50
SO0665 9056	Grassland	2.69	1.09
	TOTAL	16.28	6.59



















GENERAL REMARKS AND STIPULATIONS

SPORTING RIGHTS
Sporting rights will be included in the sale.

TIMBER
Any standing timber is included in the sale.

INGOINGS
The land is sold free from ingoings'.

SERVICES
Private water supply

TENURE
Is freehold.

FIXTURES AND FITTINGS
Only Fixtures and Fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

TOWN AND COUNTRY PLANNING
The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force.

The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

AUTHORITIES
Shropshire County Council: 0345 678 9000
Rural Payments Agency: 03000 200 301

PLANS, AREAS AND SCHEDULES
These are based on Ordnance Survey material and are for reference only. They have been checked and computed by the agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale, nor entitle either party to compensation. The plan is for the purposes of identification only and is based on the Ordnance Survey Sheets.

BOUNDARIES
The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

WHAT3WORDS
///talking.warns.defenders

DIRECTIONS
From the A488 Knighton to Clun Road, take the right turn at the bottom of the bank at New Invention. Travel through the village of Chapel Lawn. Take the first left after the village of Chapel Lawn, then take the first left after Pentre Hodre Farm and travel the road for approximately 1 mile before taking a right turn. The field is located on the right just after the farm buildings.

METHOD OF SALE
For sale by Private Treaty.

VENDORS SOLICITORS:
Sarah Purnell of ETLP Solicitors, 17 Commercial Street, Pontypool, Torfaen, NP4 6JQ. All enquiries of a legal nature should be addressed to Sarah Purnell Tel: 01495 763333 / Email: spurnell@etlp.co.uk

GUIDE PRICE
£100,000

HEALTH AND SAFETY
The Auctioneers advise all prospective purchasers when viewing the property to take due care.

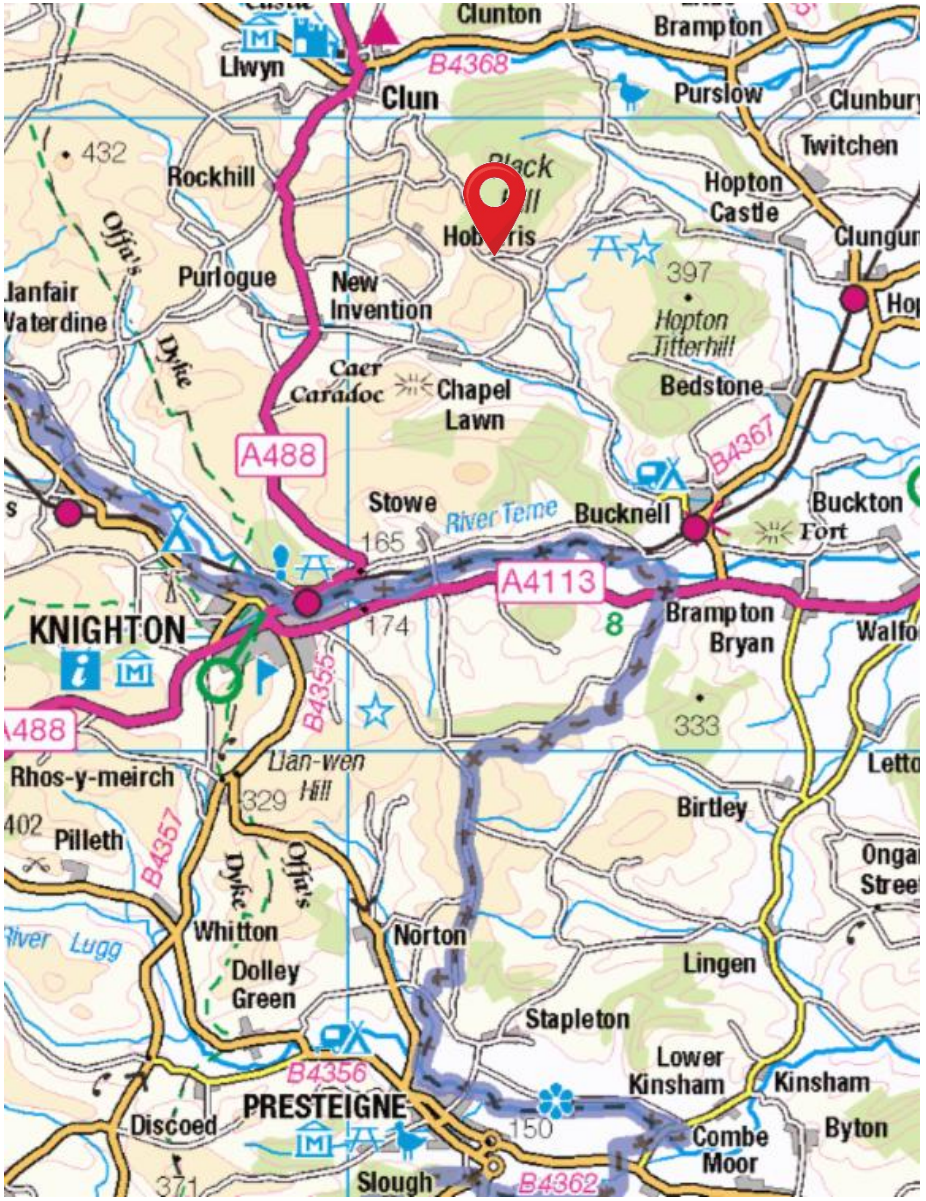
VIEWING
Strictly by appointment through the selling agents. Ref: JMLM

AGENTS ADDRESS
McCartneys LLP, Wylcwm House, Knighton, Powys, LD7 1AE
Telephone: 01547 528621

IMPORTANT NOTICE
McCartneys, for themselves and for the Vendor of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. McCartneys have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents
6. have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

The Vendor's solicitors will confirm all access and legal issues regarding the property.




N
Pool House Hollow
342.6m
317.4m
304.4m
0m
30m
60m
90m
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