

FOR SALE

Lot 1 Land at Drury Lane, Withington, Shrewsbury, SY4 4PS



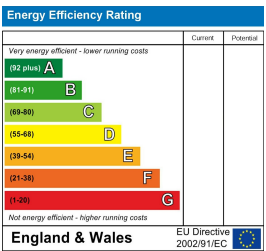
FOR SALE

Offers Over £40,000

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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.

Energy Performance Rating



An excellent block of level grassland split into 3 lots with roadside access, suitable for a variety of uses located between Shrewsbury and Wellington. Price advertised is per lot.



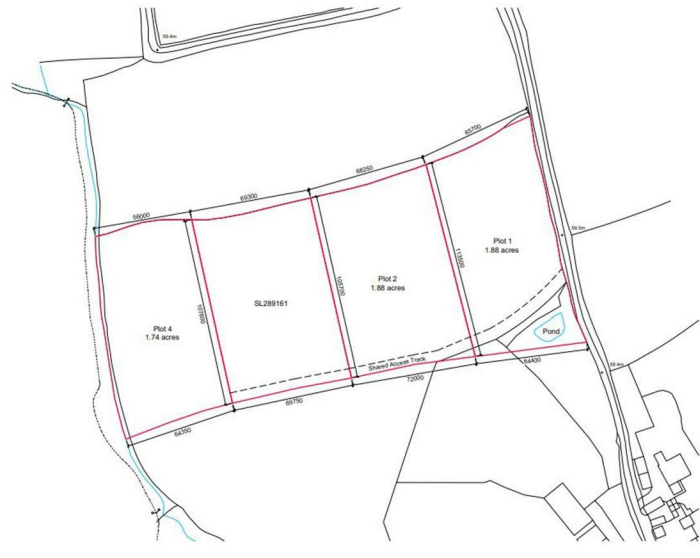
01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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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.

SERVICES

There are no mains services connected to the field.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

DIRECTIONS

Directions What three words -
///refreshed.cycles.mascot

From the A49 Shrewsbury bypass exit at the Sundorne Roundabout and take the B5062 east towards Uffington, Roden and High Ercall. After 1.75 miles, turn right at the top of Haughmond Hill towards Upton Magna and Withington. Go straight over the crossroads towards Withington and turn left at the next crossroads onto Pelham Road. Continue for a short distance and at the cross roads turn left on to Drury Lane. The Land will be found on the left hand side.

DESCRIPTION

An exciting opportunity to acquire the remaining 3 (of 4) plots of land ranging from 1.74 acres to 1.88 acres positioned between the villages of Somerford, Withington and Rodington. It is ideally located to be used for grazing for horses. There is gated access from the lane and a shared access in the field to the 4 plots of lane.

GENERAL REMARKS