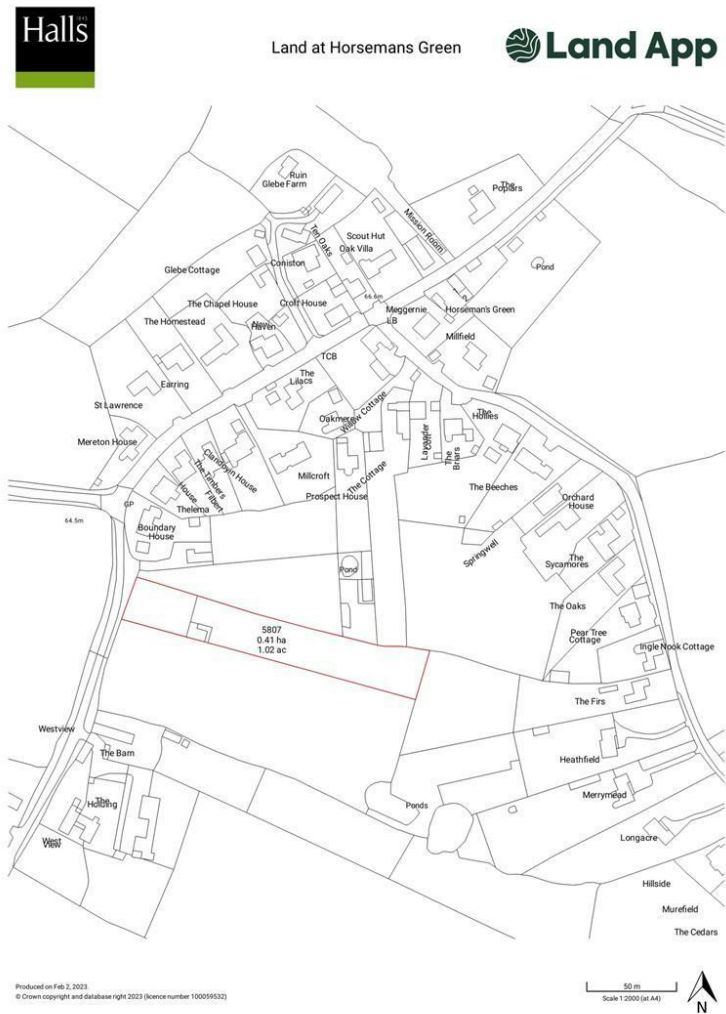


FOR SALE

Approx 1.02 acres Land with Stables Horsemans Green, Whitchurch, Shropshire SY13 3DY



FOR SALE

Auction Guide Price £40,000 - £50,000

Approx 1.02 Acres of Land with Stables at Horsemans Green, Nr Whitchurch, Shropshire, SY13 3DY

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.

*** Auction Guide Price £40,000 - £50,000 ***

An unusual opportunity to acquire an excellent pony paddock, extending to approx 1.02 acres, together with an excellent timber stable block with four loose boxes and mains water supply, in a convenient location on the fringe of the popular rural hamlet of Horsemans Green.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ellesmere (6.5 miles), Whitchurch (7 miles), Wrexham (9.5 miles), Shrewsbury (23 miles) and Chester (25 miles).
(All distances approximate)



- **Excellent Pony Paddock**
- **First class timber Stable Block**
- **4 Loose boxes**
- **Mains water supply**
- **Convenient edge of Hamlet location**
- **Easy access to Ellesmere and Whitchurch**
- **Inspection recommended**

DESCRIPTION

Halls are delighted with instructions to offer this excellent Pony Paddock with Stables at Horsemans Green, by Public Auction.

The paddock is retained within a single rectangular enclosure of pasture with an excellent timber stable block with four loose boxes as follows:

Stable 1 - 3.5m x 3.5m

Stable 2 - 4.6m x 3.6m

Stable 3 - 4.75m x 3.35m

Stable 4 - 3.35m x 2.25m

The Stables have a mains water supply.

It is very unusual to have the opportunity to acquire an excellent stable block with a pony paddock in such a convenient edge of village location.

Halls , the Auctioneers, strongly recommend an immediate inspection to appreciate the possibilities that this land and stables have to offer.

SITUATION

The land is conveniently situated on the edge of the popular rural hamlet of Horsemans Green. Horsemans Green is a popular residential area within easy reach of the A525 Whitchurch to Wrexham trunk road. The local north Shropshire towns of Ellesmere (6.5 miles) and Whitchurch (7 miles) are within easy motoring distance, both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The larger centres of Wrexham (9.5 miles) and the county towns of Shrewsbury (23 miles) and Chester (25 miles) are also within easy motoring distance and all have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Whitchurch take the A525 Wrexham road for approximately 4.8 miles and turn left onto Willington Lane. Continue into the centre of the village continuing in the direction of Hanmer and the land and stables will be found on the left hand side identified by a Halls 'For Sale' board.
w3w - dubbing.tells.nips

SERVICES

Mains water is connected.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

RIGHTS OF WAY, EASEMENT & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not. There is a short (non promoted) public footpath along the northern boundary.

BOUNDARIES

The Purchaser(s) shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences.



LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY

VIEWING

The land can be viewed at any reasonable time during daylight hours by those with a set of these particulars in hand.

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 28th February 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONDITIONS OF SALE & LEGAL PACK

The land will be sold subject to the Special Conditions of sale (Legal Pack), which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers, or MFG Solicitors, 9 Corve Street, Ludlow, Shropshire, SY8 1DE, 01584 873156 (Ms S Morrissy) prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £2,500, plus VAT (£3,000). This will apply if the land is sold before, at or after the Auction.

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

GUIDE PRICE/RESERVE

*Guides are provided as an indication of each sellers minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect to be set within the Guide Range or no more than 10% above a single figure guide.