



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.

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Ellesmere Sales
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Approx 4.63 Acres of amenity land Whixall, Whitchurch, SY13 2RR

***** Auction Guide Price £45,000 *****

A versatile and conveniently sized parcel of amenity land extending to approximately 4.63 acres, or thereabouts, ideal for the grazing of a range of livestock, particularly horses, peacefully situated in a popular rural location, close to the Ellesmere Canal, within the village of Whixall.



- **Approx 4.63ac**
- **Amenity Land**
- **Single Enclosure**
- **Easily Accessible**
- **Village Location**
- **Adjoining Field Available**

DESCRIPTION

Halls are delighted to offer approx 4.63 acres of land in Whixall for sale by Public Auction.

The land (outlined in red on the corresponding plan) extends, in all, to approximately 4.63 acres, or thereabouts, and is accessed off a quiet, council-maintained country lane via a secure metal gate.

The land is broadly flat and provides an excellent opportunity for the grazing of a variety of livestock, particularly horses, whilst, at present, being retained within one conveniently sized enclosure with predominately mature hedge boundaries.

A secondary access is situated on the south-west perimeter of the land, this leading on to a lane which concludes at Starks Bridge.

SITUATION

The land is situated in a peaceful yet accessible position within the village of Whixall, and retain a convenient proximity to the towns of Whitchurch (4 miles) and Ellesmere (8 miles), both of which provide a respectable range of day to day amenities. The county towns of Shrewsbury (16 miles) and Chester (25 miles) are both also within easy motoring distance and have a more comprehensive range of amenities of all kinds.

N.B.

A further parcel of immediately adjoining amenity land, extending to approximately 3.48 acres, will be offered for sale within the same auction (outlined in blue on the corresponding plan)

DIRECTIONS

From Whitchurch take the B5476 south for approximately 6 miles and turn right signposted 'Whixall, Dobsons Bridge and Northwood Mill'. Continue for just over 1 mile to the T junction at Dobsons Bridge and turn right. Continue for 0.2 of a mile and turn left down a quiet country lane (unsigned) and the land will be situated on the left, identified by a Halls 'For Sale' board.

W3W - ///bluff.contained.shelter

SERVICES

We are advised that no mains services are currently in place.

TENURE

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

RIGHTS OF WAY, EASEMENTS & BOUNDARIES

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.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

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 3pm. 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 land 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 Hannah Livesey of Hatchers Solicitors (Welsh Bridge 1 Frankwell Shrewsbury Shropshire SY3 8JY) 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.

