



# Land at Woore

Nantwich Road, Crewe





## Land at Woore

Nantwich Road ,Crewe

Shropshire , CW3 9SX



**5.17 ac**

An opportunity to purchase approximately 5.17 acres (2.901 hectares) of grassland with roadside access.

**For sale by Private Treaty**

**Offers in Excess of:**

**£80,000**



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

### Description:

The sale of this land offers the opportunity to purchase a parcel of grassland on the edge of Woore village, Shropshire which boasts close proximity to the bordering counties of Cheshire and Staffordshire. The land extends to approximately 5.17 acres (2.901 hectares). The land has direct roadside access off the A51, Nantwich Road. There is a watercourse along the eastern boundary.

### Location:

The land is located at Woore Village which is approximately 7 miles south-west of J16 of the M6. The property is located approximately 10 miles west of the centre of Stoke-on-Trent with good connectivity to major road networks such as the A51, A525 and M6.





**Directions:**

From Stoke –on –Trent pick up the A53. Travel through Baldwin’s Gate and at the T-Junction where the A53 meets the A51 near to The Swan with Two Necks Country Pub turn right to head north on the A51 signed posted for Nantwich and Woore. Continue along the A51 for approximately 3.3 miles and just before the signposts for Woore village, the entrance to the land is on the right as indicated by a ‘For Sale’ board.

**WhatThreeWords**/// brave.bungalows.proven

**Services:**

We are not aware of services connected to the land.

Prospective purchasers must make their own enquiries in relation to the availability and suitability of all services.

**Tenure and Possession:**

The land is sold freehold with vacant possession upon completion. The land will be sold with possessory title only.

**Sporting , Mineral and Timber Rights:**

The Sporting and Mineral rights are assumed to be in hand and included with the sale, however this should be verified by the purchaser’s legal advisors. Timber rights are included within the sale as far as they exist on the property.

**Viewing:**

The land may be viewed within daylight hours when in possession of a copy of these particulars.

Please park carefully.

**Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

**Overage:**

The property is sold subject to an overage clause for a period of 25 years at a 35% uplift over the agricultural value triggered on the implementation of, or the disposal of the property with planning permission for any non-agricultural development. The trigger may be exercised more than once in this period.

**Method of Sale:**

The land is offered by Private Treaty.

**Vendor's Solicitors:**

Valerie Edwards  
Hatchers Solicitors  
Welsh Bridge, 1 Frankwell, Shrewsbury,  
Shropshire, SY3 8JY  
Tel: 01743 237733

**Local Authority:**

Shropshire Council  
The Shirehall, Abbey Foregate, Shrewsbury SY2  
6ND  
Tel: 0345 678 9000

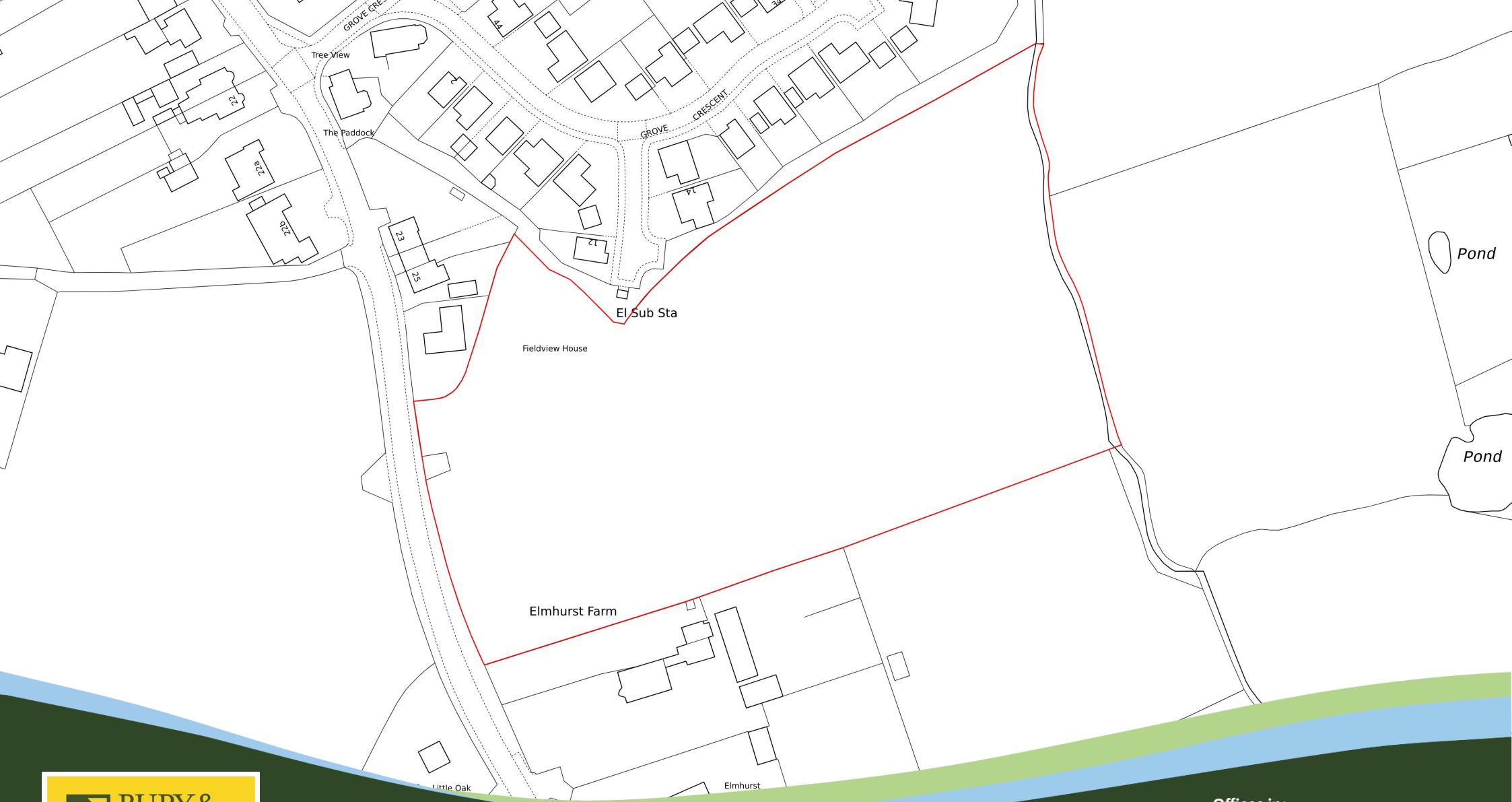
**Money Laundering Regulations 2017:**

Please note that all purchasers must provide two forms of identification to comply with the Money Laundering regulations 2017. Proof of identification and proof of residence.

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





T : 01335 342201  
E : ashbourne@bagshaws.com  
[www.bagshaws.com](http://www.bagshaws.com)  
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
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