

LAND AT COLD WESTON

COLD WESTON, CRAVEN ARMS, SHROPSHIRE SY7 9EA



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An excellent opportunity to acquire a single block of predominantly Grade 3 agricultural land extending to approximately 25.77 acres (10.43 hectares), situated within the Shropshire Hill National Landscape, between Cold Weston, Clee St Margaret, and Stoke St Milborough.

The land may also offer potential agricultural, equestrian, amenity, environmental or biodiversity projects, or other diversification ventures, subject to the necessary consents.

IN ALL ABOUT 25.77 ACRES (10.43 HECTARES)

OFFERS IN THE REGION OF £250,000

FOR SALE BY PRIVATE TREATY

Location

The land occupies an attractive rural position with the Shropshire Hills National Landscape, between Cold Weston, Clee St Margaret, and Stoke St Milborough. The property benefits from a peaceful countryside setting while remaining accessible, with the market towns of Craven Arms and Ludlow both within easy reach, providing good connectivity via the A49.

Description

Extending to approximately 25.77 acres (10.43 hectares), the land comprises a single parcel of productive pastureland, which may also be suitable for arable cropping. The land is contained within well-defined field boundaries and benefits from direct access off the council-maintained road and mains water supply.

The land is gently sloping in nature, providing an easily workable field suitable for a range of agricultural enterprises. Predominantly classified as Grade 3 under the provisional Agricultural Land Classification, the land has good stocking and cropping capabilities.

Aside from agriculture, the land presents an attractive opportunity for equestrian use, environmental schemes, or longer-term diversification opportunities, subject to obtaining the necessary consents.



Craven Arms 4.5 miles | Ludlow 6 miles | Bridgenorth 8 miles | Tenbury Wells 18 miles | Shrewsbury 20 miles | Worcester 35 miles

Services

Mains water is connected; this is sub-metered from the supply at Tana Leas.

Access

The land benefits from road frontage access off the council-maintained road.

Tenure

The land will be sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is not situated within a Nitrate Vulnerable Zone.

The land is not situated within Flood Zone 2 or 3.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all easements, quasi-easements, wayleaves, and rights of way, both declared. There are public rights of way crossing the land.

RPA, SFI & Stewardship Schemes

The land has been registered with the Rural Payments Agency (RPA). We are informed the land is not entered into any Environmental Land Management Schemes.

Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights of any sporting rights, if owned, are included in the sale of the land.

Local Authorities & Public Utilities

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

Severn Trent Water, Coventry. CV1 2LZ

National Grid ED (West Midlands), Bristol, BS2 0TB



Mode of Sale

The land is being offered for sale as a whole via Private Treaty. Prospective purchasers should make their own enquiries with Shropshire Council or other relevant authorities before making an offer. Offers to be reported to the selling agents.

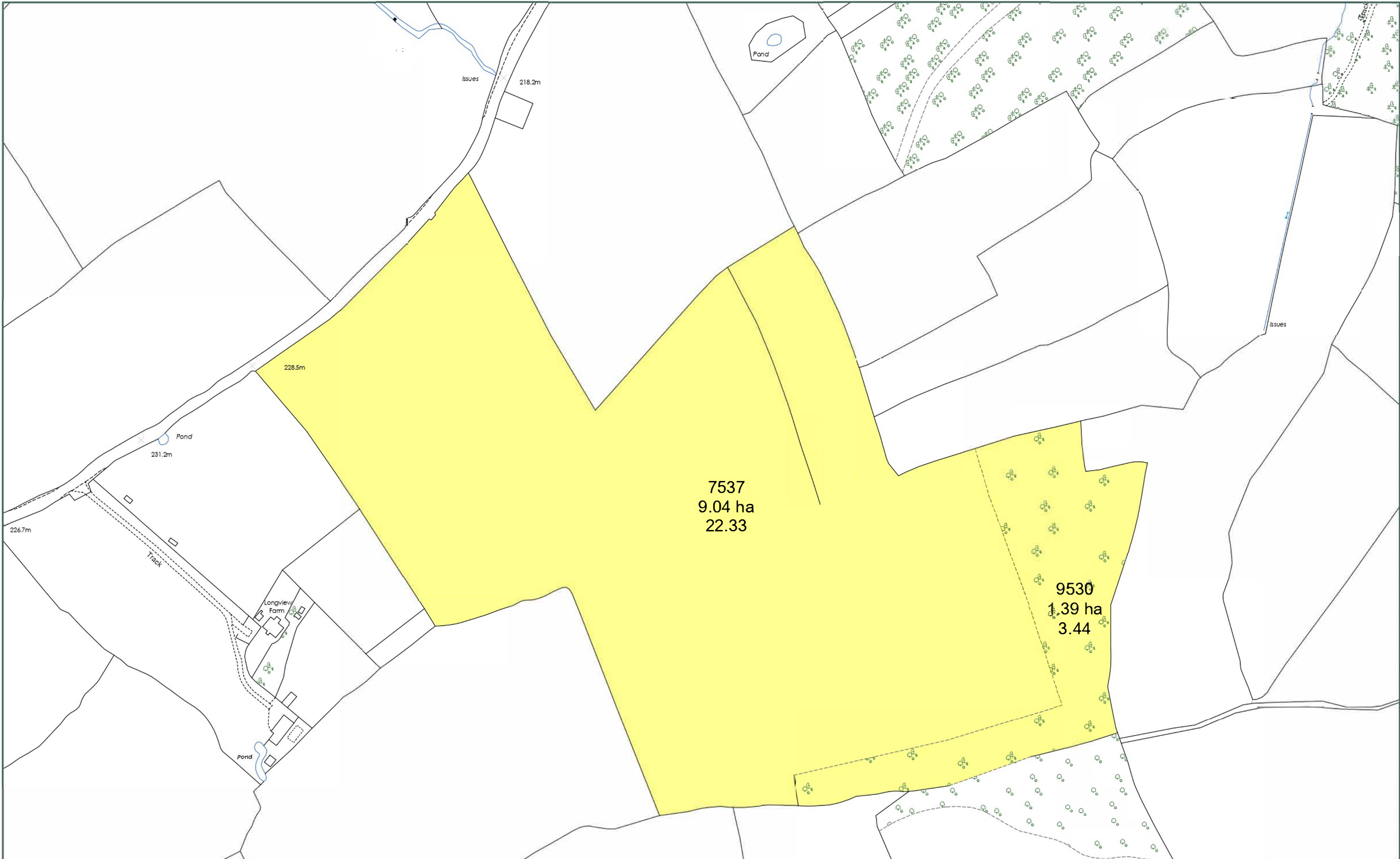
Money Laundering

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Guide Price

Offers in the region of £250,000





Location SO 557 833
Scale 1:2,000 @ A3
Drawing No. Z25453-08
Date 12.06.25

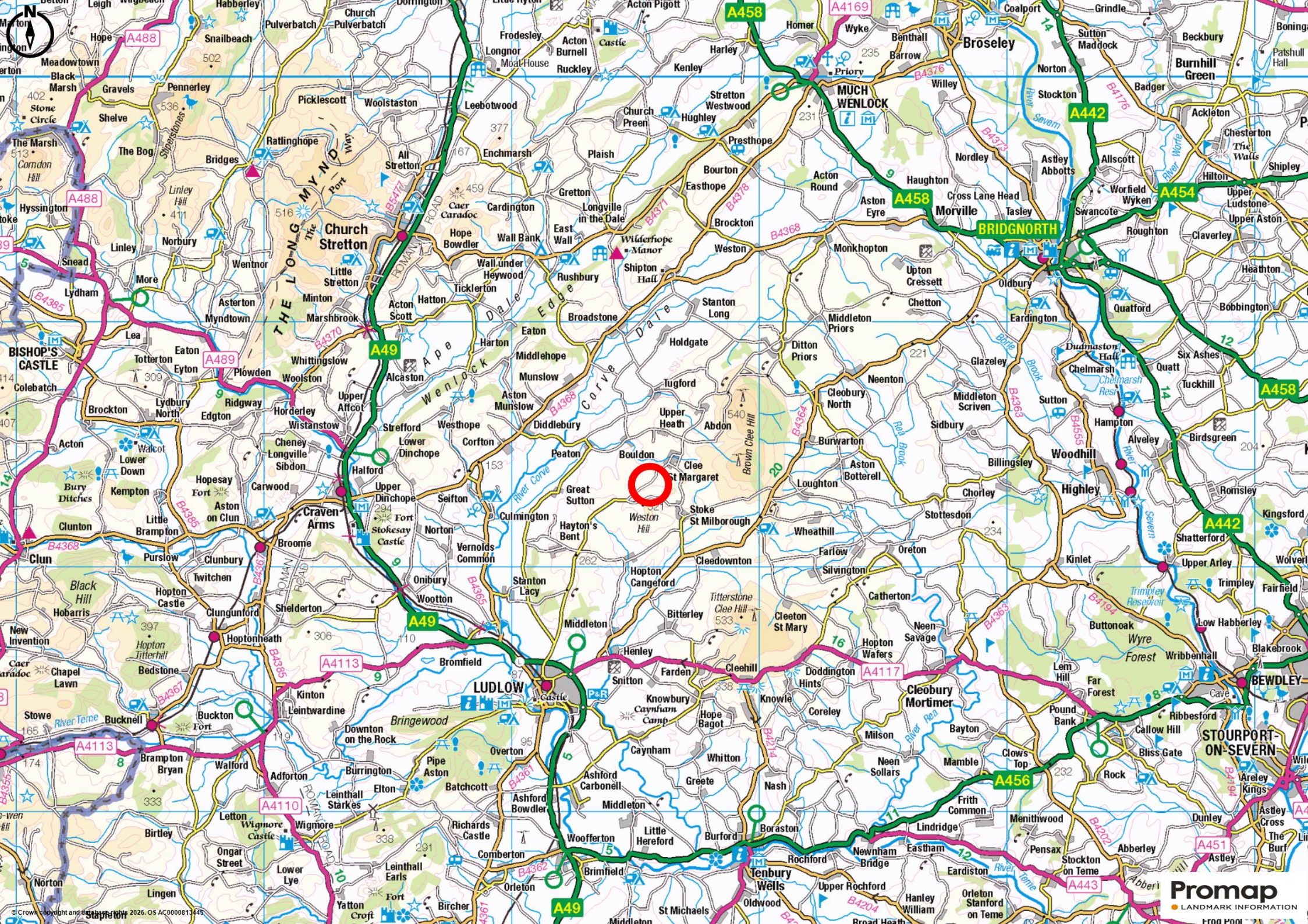


Total Area
10.43 hectares
(25.77 acres)

Based on Ordnance Survey 1:2,500 mapping with the permission of
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Land at Cold Weston





Viewing

Viewings are accepted during reasonable daylight hours, we would ask any prospective purchasers to contact the selling agents prior to viewing.

Gareth Wall on 01584 547543 or 07974 143336
g.wall@sunderlands.co.uk

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Health & Safety

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Directions

From Ludlow, proceed north on the A49 towards Craven Arms. After approximately 5 miles, turn left onto the B4368, signposted Corvedale. Continue on this road through the villages of Diddlebury and Corfton, following signs for Clee St Margaret and Cold Weston. Upon reaching Cold Weston, continue through the hamlet and remain on the lane heading towards Clee St Margaret. The property will be found on the right-hand side of the lane between Cold Weston and Clee St Margaret and shown by the agents for sale board.

What3words ///pigtails.widest.copy

Misinterpretations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The services have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



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