



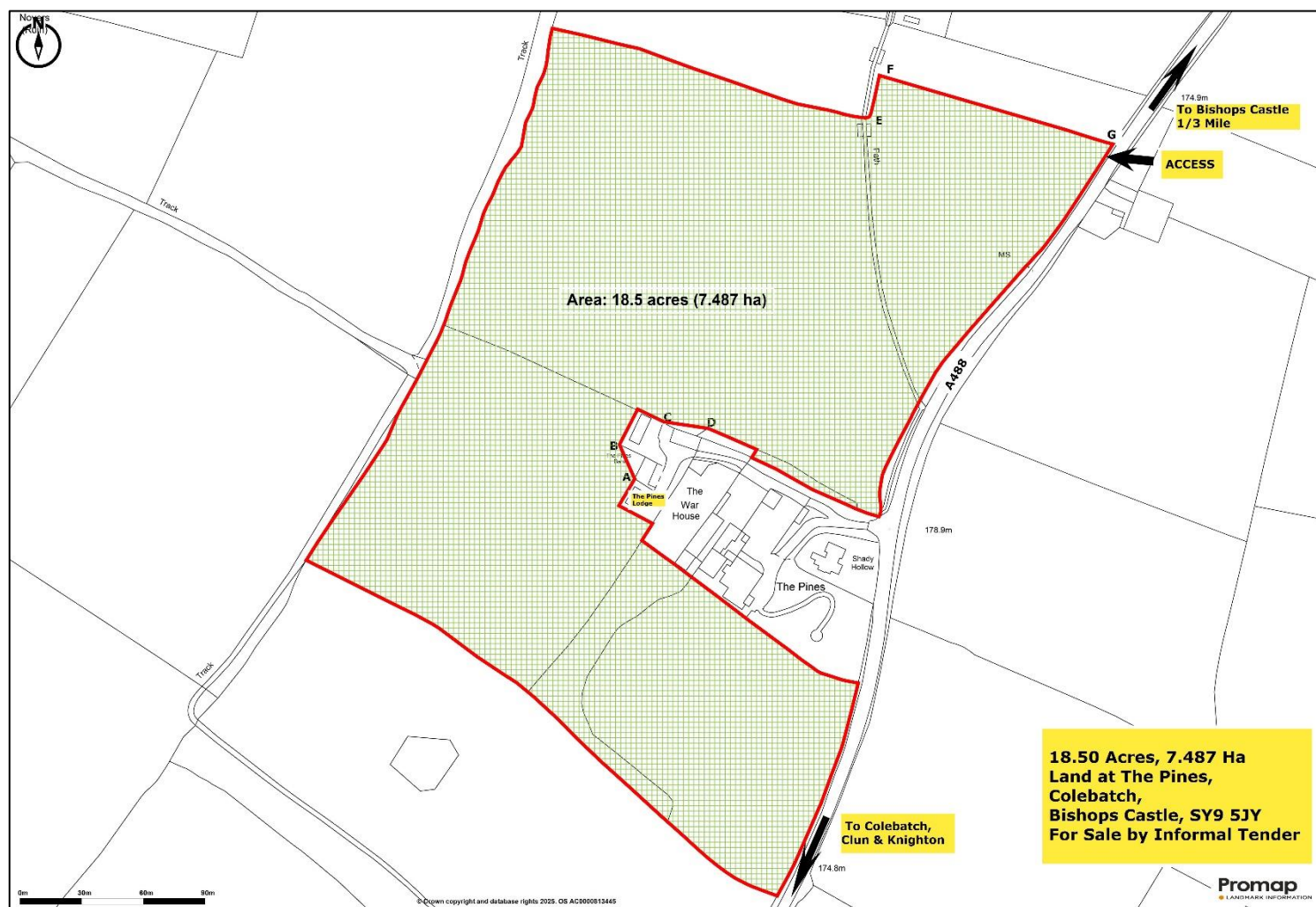
NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

LAND AT THE PINES, COLEBATCH, BISHOPS CASTLE, SHROPSHIRE, SY9 5JY

About 18.50 Acres, 7.487 Hectares.

A desirable and attractive block of grassland with road frontage.



For Sale by *Informal Tender* as a Whole
Tender Closing Date – 12 Noon on Friday, 9th May 2025
GUIDE PRICE: OFFERS OVER £180,000.

NICK CHAMPION LTD

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www.nickchampion.co.uk



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Approximate Distances

Bishops Castle – 1/3 mile.

Directions

From Love Lane, Bishops Castle take the A488 south towards Colebatch, Clun & Knighton and the field gate will be found on the right (just before a farm building on the left).

what3words: [///version.spot.workroom](#)

Situation and Description

The land is conveniently situated alongside the A488 and within 1/3 mile walking distance of the market town. The land comprises of a ring-fenced block of level and gently sloping productive grade 3 grassland. Contained within three fields the land has an easterly facing aspect and rises up from 175m to about 205m. The land is generally well fenced with some laid hedges and double fencing completed under Countryside Stewardship. To the south side is a fenced belt of daffodil amenity woodland and a pond and adjacent are several in field specimen parkland trees providing shelter for grazing livestock.

Services

Metered mains water (shared) connected to three field troughs. The purchaser will be required to move the trough adjacent to point C (see contract). A 3-phase overhead electricity line crosses over part of the land.

Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

Basic Payment Scheme and Countryside Stewardship

The land is in a Countryside Stewardship Mid Tier agreement expiring 31/12/2025 under option GS2 and the vendor will retain the 2025 revenue payment. The purchaser will be required to comply with the scheme and HEFER prescriptions until the end of the agreement. No BPS delinked payments are included. Rural Payments Agency – Tel: 03000 200 301

Easements, Wayleaves and Rights of Way

A twin fenced public footpath 0507/1/1 and footpath 0507/42/1 cross over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their solicitor or surveyor.

Natural Capital, Carbon Sequestration, Biodiversity Net Gain

The land may offer some investment potential.

Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey and Land Registry Title data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed.

The purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining boundaries nor the ownership thereof.

The purchaser will be required to erect a stock proof fence between points A -> B and C -> D within 3 months of completion (see plan & contract).

The field boundary between E -> F -> G which is owned is insecure and will require fencing to make stockproof.

Planning Uplift

No overage will apply to this land sale.

Restrictive Covenant

A restrictive covenant in favour of The Pines Lodge will apply to the land restricting the use to agricultural or private equestrian use or woodland. Development such as residential, caravans, leisure, renewables, commercial etc will require the consent of The Pines Lodge owner.

Local Authority

Shropshire Council - Tel: 0345 678 9000

Method of Sale

The property is for sale by informal tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 9th May 2025**.

Tenure, Possession and Completion

Freehold – Part of LR Title SL237549. Vacant possession on completion which is to be no later than 4th July 2025.

Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to include certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

Vendor's Solicitors

Hallmark Hulme, 3-5 Sansome Place, Worcester, WR1 1UQ.

Tel: 01905 726600 – Contact: Kirsty Elvins.

Email: Kirsty.elvins@hallmarkhulme.co.uk

Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: **NIC1275** – Email: info@nickchampion.co.uk

View all of our properties for sale or to let at:
www.nickchampion.co.uk

Photographs & Particulars: 26th March 2025.

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.



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