



Land off A41, Gorsey Bank, Shifnal, TF11 8JG

TO LET / FOR SALE

LAND

Size
378,997 sq ft (35,210 sq m)

Purchase Price
£195,000

Rent
P.O.A

Approximately 8.7 acres

Located on the busy A41

Regular shaped parcel of arable land

Location

The land is located on the west side of the A41 in Gorsey Bank. The A5 is 1 mile to the south, J3 of the M54 is 3.6 miles to the south and Telford is approximately 51/2 miles to the west. The A41 is the main route linking Wolverhampton with Chester and a number of significant towns lie along the route.

the field due to the crops.

Michael Tromans & Co LLP

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APR 24

Description

The regular shaped parcel of land measures approximately 8.7 acres as identified on the attached plan edged red. The land has for many years been used for agricultural purposes although it would suit alternative purposes subject to obtaining the necessary consents. A vehicular right of way will be granted off the A41 over the ground being retained that directly fronts the A41 shown hatched blue on the plan. We are also advised that a public footpath crosses the northern boundary of the field hatched green on the plan.

Size

The field measures approximately 8.7 acres

Boundaries

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

The buyer will be required to erect and maintain a suitable stock proof fence along the new boundary line between points A and B as shown on the plan.

Tenure

We are advised the land is freehold and will be sold with vacant possession following the harvest of the current crop.

Price

Offers are being sought in the region of £195,000

Subject to Contract

Viewing can be undertaken in daylight hours with a set of particulars in hand and all parties do so at their own risk. Please remain to the public right of way and do not cross

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