

## AMENITY LAND, KNIGHTON, POWYS

For Sale by Private Treaty

Offers in the region of £250,000 considered.

McCartneys have for sale approximately 15 acres of recreation/amenity land historically used in part as a sheep sale field now benefitting from Development Potential. The land which is situated behind Knighton Enterprise Park and bordered to the rear by the river Teme has direct access off the A4113 Ludlow Road with a secondary access off Station Street, Knighton and is dissected by the Pont-faen brook. The land offers a multitude of uses ranging from development (subject to local authority consent) to amenity or grazing land.



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**UPLIFT CLAUSE/OVERAGE AGREEMENT**

The property is being offered for sale subject to an uplift clause

**MCCARTNEYS LLP REGISTERED OFFICE:** The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. REGISTERED NO: OC310186

**TITLE**



The property Freehold is being offered for sale.

**LAND REGISTRY**

Title Number: CYM146205

**LAND AREA**

The land extends to 14.64 acres (5.92 hectares) plus the additional area comprising access road and verges which forms part of the Freehold Title.

**FIXTURES AND FITTINGS**

Any Fixtures and Fittings remaining at the property on the completion date will become the ownership of purchaser.

**PRICE**

Offers in the region of £250,000 are being sought for the property.

**Note:** The Selling Agents wish to remind prospective purchasers that the services have NOT been tested.

This land is owned by McCartneys.

**VIEWING**

Prospective Purchase may inspect the property at their own convenience.

**Details Last Updated:** Thursday, 25 November 2021

**Notice:** All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.