



Doolittle & Dalley.
CELEBRATING 125 YEARS

**"Clearview" Horticultural
Holding, Wootton, Bridgnorth,
Shropshire, WV15 6EB
Offers Over: £450,000**

- 7.83 ACRES AGRICULTURAL LAND
- 400 SQ M EXCELLENT RANGE OF MODERN BUILDINGS
- 800 SQ M POLY TUNNELS
- RESIDENTIAL CARAVAN SUBJECT TO TEMPORARY PERMISSION
- 6" WATER BORE HOLE AND MAINS WATER
- ELEVATED SOUTH WEST FACING LOCATION
- SANDY WELL DRAINING SOIL
- GOOD ACCESS AND ADJACENT TO A458



For Sale by Private Treaty - Established horticultural holding comprising approx. 7.83 acres of well-draining land with excellent range of modern buildings, residential caravan subject to temporary consent, polytunnels and water bore hole situated in an elevated southwest facing position. The property is located approx. 5 miles from Bridgnorth and is adjacent to the A458.

What3Words reference

Situation

"Clearview" is situated approximately 5 miles from Bridgnorth at Rushmere, adjacent to the A458 and the junction with the turning for Claverley and Dudmaston. The property is well located for easy access to Wolverhampton, Telford and Stourbridge.

Residential Static Caravan

The "Granada 34" static caravan provides a living area, kitchen area, 2 small bedrooms and shower room. Shropshire Council granted full planning permission (Application no. 22/05232/Ful) for a limited period of 2 years from 28 February 2023 for the renewal of the existing temporary permission for the siting of a static caravan as a rural occupational dwelling granted under original planning application 19/03744/ful.

Steel Portal Frame Building

23' x 44'2" (7m x 13.46m)

Situated adjacent to the static caravan, a fully enclosed building constructed with a steel portal frame, timber roof purlins, plastic coated steel profile roof and cladding anti drip sheets. Concrete walls to approx. 1.5m in height with ply lined cladding above. Concrete floor. Roller shutter door 3.3m wide x 2.96m high plus independent steel pedestrian door.

Steel Portal Frame Building

78'9" x 29'4" (24m x 8.94m)

Situated towards the top of the access road, a very useful, fully enclosed building constructed with a steel portal frame, timber roof purlins, plastic coated steel profile roof and cladding anti drip sheets. Concrete walls with ply lined cladding above. Power floated concrete floor. Roller shutter door 4.0m wide x 4.23m high plus independent pedestrian door. Approx. 5m to eaves. Incorporating a kitchen and separate toilet. Mezzanine 6.0m x 8.93m. Compressor.

Lean-to Building

78'9" x 12'2" (24m x 3.7m)

Steel portal frame building. Roller shutter door 3.0 m x 3.7 m. Mezzanine storage 7.0m x 3.7m.

Poly Tunnels

72'2" x 52'6" (22m x 16m)

Poly Tunnels

98'5" x 52'6" (30m x 16m)

Water Bore Hole

150mm

Services

Electricity is provided throughout the buildings and power is provided by a diesel generator. Mains water is connected. A private drainage system is installed. Rainwater harvesting is provided with a 20,000 litre storage tank. The buildings are provided with security alarm systems.



Local Authority

Shropshire Council
www.shropshire.gov.uk
General enquiries 0345 678 9000

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

Rights of Way, Wayleaves, Easements & Boundaries

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

Tenure & Possession

The land is freehold and vacant possession will be given on completion.

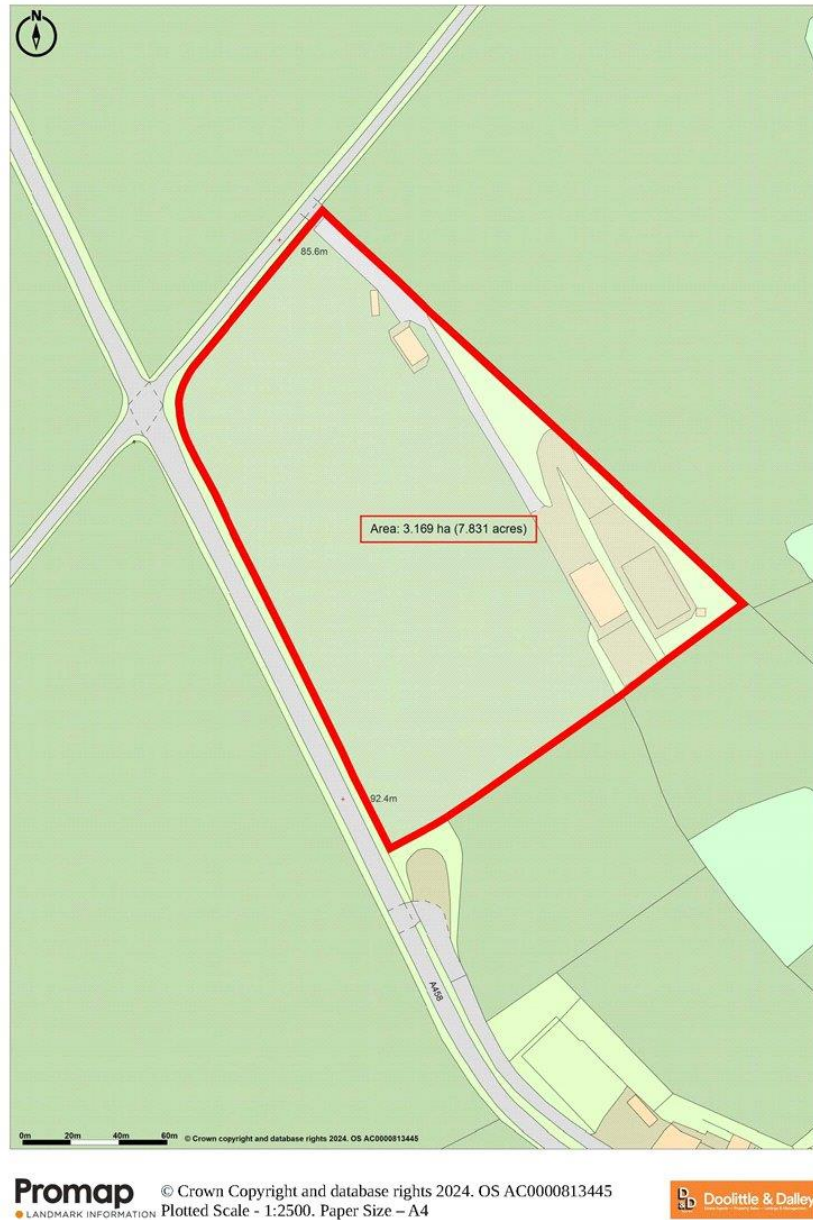
Viewing

Strictly by prior appointment with Doolittle & Dalley 01562 821600

Further Information

For additional information please contact Richard Hall at our Kidderminster office 01562 821600 or email richardhall@doolittle-dalley.co.uk





Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-

1. These particulars do not constitute, or constitute any part, of an offer or a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advise for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

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