

Land to the north of Squire Farm,

Chapel Lawn, Bucknell, Shropshire SY7 0BW



- Approx. 0.9 acres
- Pastureland
- Timber stable block
- For sale via Informal Tender

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Offers in Excess of £20,000 **Freehold**



A great opportunity to purchase a small parcel of grassland with a range of future uses in South Shropshire.

Clun 5 miles | Knighton 5.5 miles

Bruton Knowles are delighted to receive kind instructions to offer for sale by Informal Tender, 0.9 acres of grassland in Chapel Lawn, Bucknell.

Location

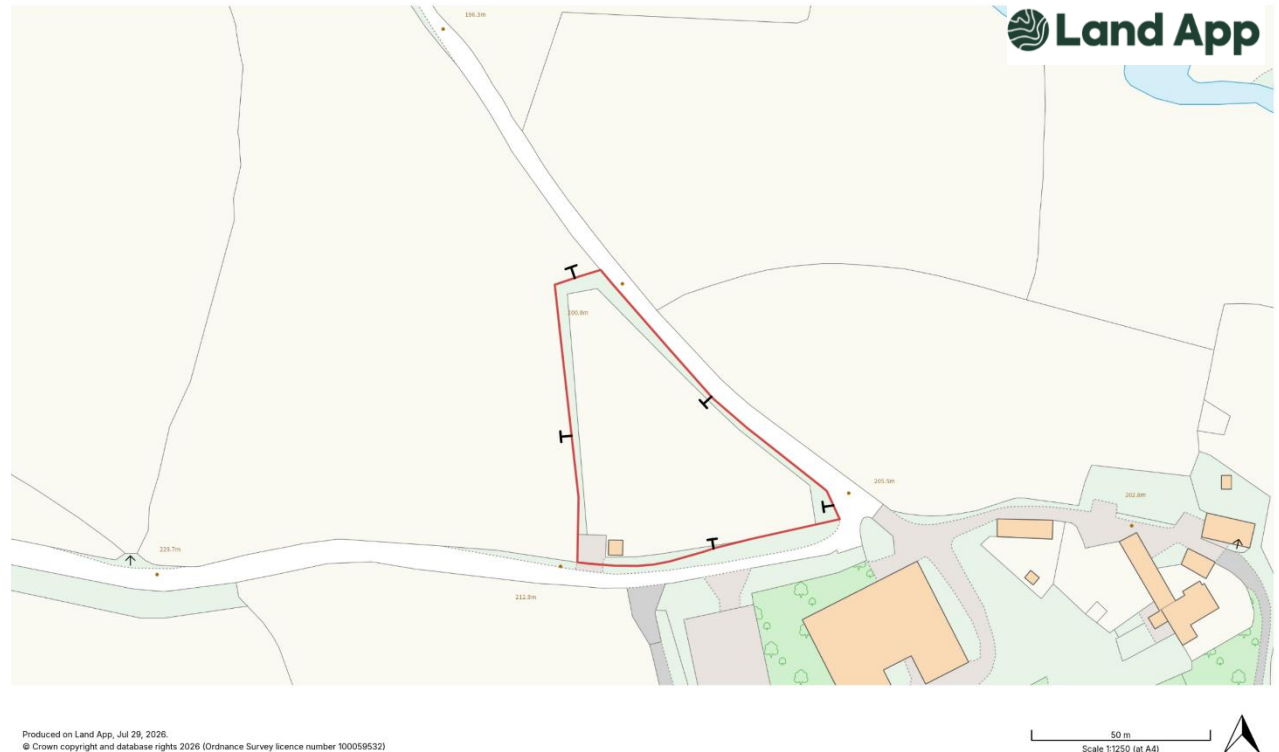
The subject land is located via a private stone track shared with neighbouring landowners. It is approximately 500 metres south of the public road connecting the rural hamlet of Chapel Lawn with Bucknell. It is in a peaceful, picturesque setting, approximately 750 metres east of Caer Caradoc, an Iron Age hill fort and Scheduled Monument.

The A488 is 1.6 miles west of Chapel Lawn, connecting the rural market towns of Knighton (5.5 miles) and Clun (5 miles).

Description

The subject property extends to 0.88 acres and is laid to pasture with a gateway and a parking space on the southern boundary to the shared track.

It is gently sloping northwards and triangular in profile. It benefits from a single timber stable block sufficient for a horse which is in good condition. Boundaries are defined by badger-proof netting and timber posts which are all in excellent condition. The land is surrounded by mature



hedgerow and trees, with two young cherry trees established. The land is suitable for a variety of future uses, and would particularly appeal to those seeking an equestrian, small holding or environmental opportunity.

Services

Water is available on site from a private supply. Further information is available via the selling Agent. Purchasers are advised to make their own enquiries in regard to services available.

Wayleaves, Easements and Rights of Way

The track along the southern boundary is shared with a public footpath, but this does not affect the subject property.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

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Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Local Authority

Shropshire Council

Tenure

Freehold. Vacant possession available upon completion.

HM Land Registry Title

SL196906

Terms

The property is offered for sale as a whole by Informal Tender. Tenders are to be submitted no later than **12 noon on Thursday 01 October 2026**.

Tenders are to be emailed to Ben Owen
ben.owen@brutonknowles.co.uk or posted to:-

Bruton Knowles Ltd, Easters Court, Leominster,
Herefordshire, HR6 0DE

And marked: **“Informal Tender— Land at Squire Farm”**

Tender forms are available from the agents. Please call the Leominster Office for a copy.



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken July 2026

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Money Laundering

In order to comply with anti-money laundering legislation all persons intending to bid for the site by Informal Tender should include with their Tender, photographic identification such as their passport, driving licence or other means of photographic identification (incl. address) either in their individual capacity or as an officer of a corporate entity.

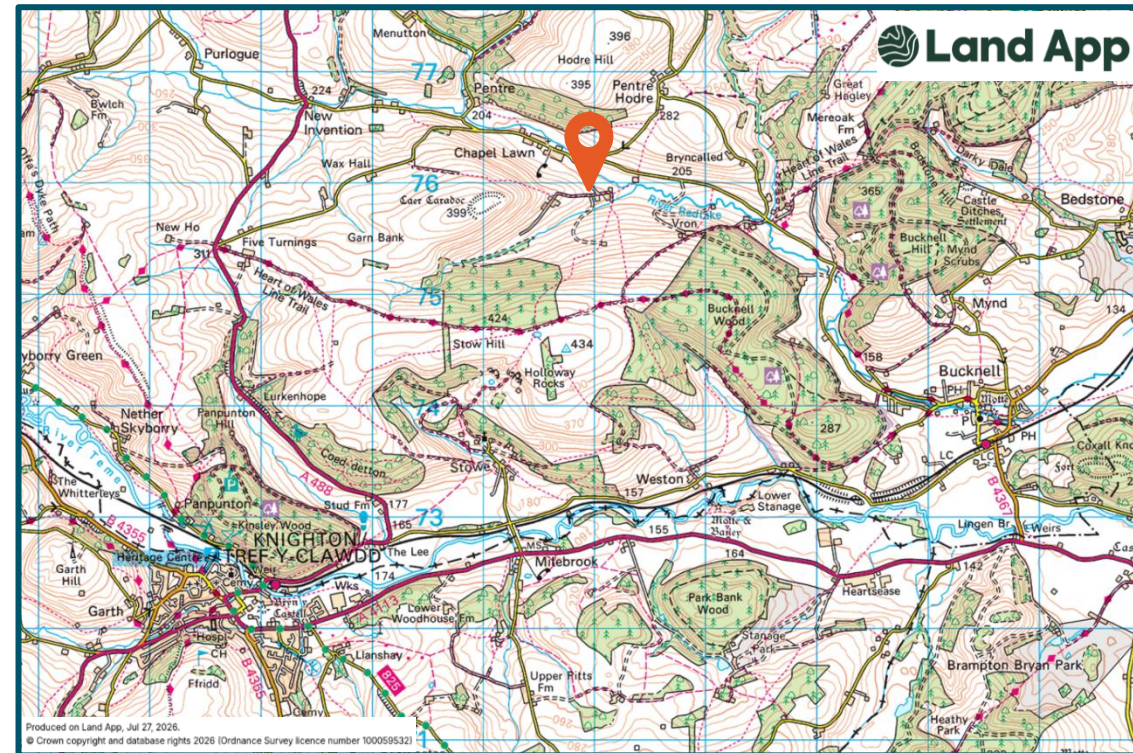
Viewing

The land may be viewed at any time during daylight hours in possession of a set of these particulars. Viewings are undertaken at your own risk and neither the Vendors nor the Agents will take any responsibility for injury caused. Please wear suitable clothing and footwear.

Directions

If coming from Bucknell, take the Chapel Lawn road. Go along this road for 3.2 miles, pass over the Redlake river bridge with white railings just before the village of Chapel Lawn. The Bruton Knowles sign will be on the left just after the bridge pointing you down the farm track. There will be access to the land despite any potential road closure signs.

Subject to Contact – August 2026



Contact:

Ben Owen BSc (Hons)

M: 07719 092907

E: ben.owen@brutonknowles.co.uk

Leominster Office:

Easters Court, Leominster,
Herefordshire, HR6 0DE

T: 01568 610007



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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For Sale | Code 12448

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