



59.18 ACRES (23.94 HECTARES) LAND

Stableford Bridge, Badger Lane, Stableford, Bridgnorth, WV15



59.18 ACRES (23.94 HECTARES) OF ARABLE, PASTURE AND RIVER MEADOWS To the south west of Stableford Bridge, Badger Lane, Stableford, Bridgnorth

Guide price - Circa £500,000



59.18 Acres (23.94 hectares) of land with potential

- Approximately 59.18 acres (23.94 hectares) of arable and pasture land
- Attractive river meadow land adjacent to the River Worfe
- Potential for lake creation (subject to planning)
- Potential for environmental management/carbon offsetting
- Approximately 1.5 miles of single bank fishing on the River Worfe
- Productive pastures provide excellent grazing while the river meadow areas also provide opportunity to engage with environmental management schemes

**For sale by Private Treaty as a whole or
may divide into lots**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The land is situated in Shropshire approximately 5 miles north of Bridgnorth and 5 miles south-east of the centre of Telford just off the B4176 at Stableford. Land use in the local area is predominantly arable cropping interspersed with modest areas of pasture and small areas of woodland.

PROPERTY

The property is comprised of an area of level or gently sloping arable land together with a section of river meadow and pasture, running along the banks of the River Worfe where there is approximately 1.5 miles of single bank fishing rights. The productive pastures provide excellent grazing while the river meadow areas also provide grazing and the opportunity to engage with environmental management schemes. The arable parcel is a good, versatile, loamy field, capable of growing a wide variety of crops.

LAND SCHEDULE

Parcel ID	Description	Acres	Hectares
7290	Arable	13.29	5.379
7810/6303	Pasture	13.54	5.478
8740	Pasture	18.10	7.324
7570	Pasture	14.25	5.768
TOTAL		59.18	23.949

ACCESS

The land is accessed directly off the adjacent minor public highway with further access points along a bridle path through the adjacent woodland and through 'The Chase' where there is a good, hard-surfaced road down to the northern part of the land.

BASIC PAYMENT SCHEME

The land has been used to claim annual payments for many years but it is no longer possible to transfer entitlements.

SERVICES

The land has no services connected.

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned, these are included in the sale.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, lights, drainage, water and electricity supplies with all the rights of way obligations easements and wayleaves where they are referred to in these particulars or not.

METHOD OF SALE

The property is offered for sale by Private Treaty.

LOTS

The property is offered for sale as a whole, but the vendors are open to suggestions for division of the property for sale in lots.

VIEWINGS

Strictly by appointment with the selling agents.

DIRECTIONS

From the intersection between the A454 and B4176 at Rudge Heath take the B4176 heading north west for about 3 miles and shortly after passing over the River Worfe bridge, take the right turn at Stableford, signposted for Stableford and Badger. After about ¼ mile the first entrance to the land can be found on the left-hand side indicated by our 'For Sale' board.



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