

FOR SALE



Approx. 11.5 Acres of Arable Land at Bagley, Ellesmere, SY12 9BY



FOR SALE

Guide Price £125,000

Approx. 11.5 Acres of Arable Land at Bagley, Ellesmere, SY12 9BY

A first class parcel of highly productive and versatile arable land extending to approximately 11.5 acres or thereabouts, with access directly on to the Bagley to Cockshutt council maintained country lane, situated in a noted farming district between the villages of Weston Lullingfields and Bagley.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Ellesmere Sales  
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Baschurch (3.5 miles), Ellesmere (6.5 miles) and Shrewsbury (12 miles)  
(All distances approximate)

- Versatile Arable Land
- Noted farming district
- Access on to a quiet Council maintained lane
- Additional parcel of 6.5 Acres opposite also available
- Extending to approx. 11.55 Acres
- Inspection recommended

#### DESCRIPTION

Halls are favoured with instructions to offer this excellent parcel of Arable Land situated between Weston Lullingfields and Bagley, for sale by private treaty.

The land is retained within a single enclosure, at present, down to Winter Wheat, but it is most versatile and ideal for arable or grass production, if required.

The land has a good access on to the quiet Bagley to Cockshutt council maintained country lane and is situated in a well known farming district, renowned for its high yields of arable and grass crops.

The land would be classified as Grade 3 on the DEFRA Land classification map and would be considered to generally be a medium loam soil type.

It is unusual for such a versatile and well situated parcel of arable land to become available for purchase in this area and it should therefore be of interest to local farmers wishing to supplement their existing acreages, those wishing to invest in land and also to those with equestrian interests, as it could easily be reverted back to grass.

The land extends to approximately 11.5 acres or thereabouts.

An inspection of this land is highly recommended.

#### N.B.

The land is delineated in red on the plan on these sale particulars. We would point out that a further parcel of 6.5 acres (delineated in blue on the plan on these particulars) situated directly opposite this parcel of land is also available for purchase.

#### SITUATION

The land is situated in an attractive rural location in a well known farming area in between the villages of Weston Lullingfields and Bagley, opposite Wycherley Hall. It is conveniently situated with regard to the village of Baschurch (3.5 miles) and the north Shropshire lakeland town of Ellesmere (6.5 miles), which have an excellent range of local amenities. The county town of Shrewsbury is also only approx. 12 miles away which has a more comprehensive range of amenities of all kinds.

#### DIRECTIONS

From Ellesmere proceed south on the A528 to the village of Cockshutt. Turn right in Cockshutt signposted 'Bagley and Weston' and continue for just over 1.5 miles and the land will be found on the right hand side identified by a Halls 'For Sale' board.

#### TENURE & POSSESSION

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

The land is currently in Winter Wheat and purchasers can either take the crop as ingoing on a 'seeds and labour' basis or can exchange contracts and complete in September or when the crop is harvested, whichever is the earliest.

#### BOUNDARIES, ROADS & FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences.

#### EASEMENTS & RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

DEFRA, Electra Way, Crewe Business Park, Crewe, CW1 6GJ.

#### VIEWINGS

In daylight hours, by those in possession of a set of these Halls sale particulars.

