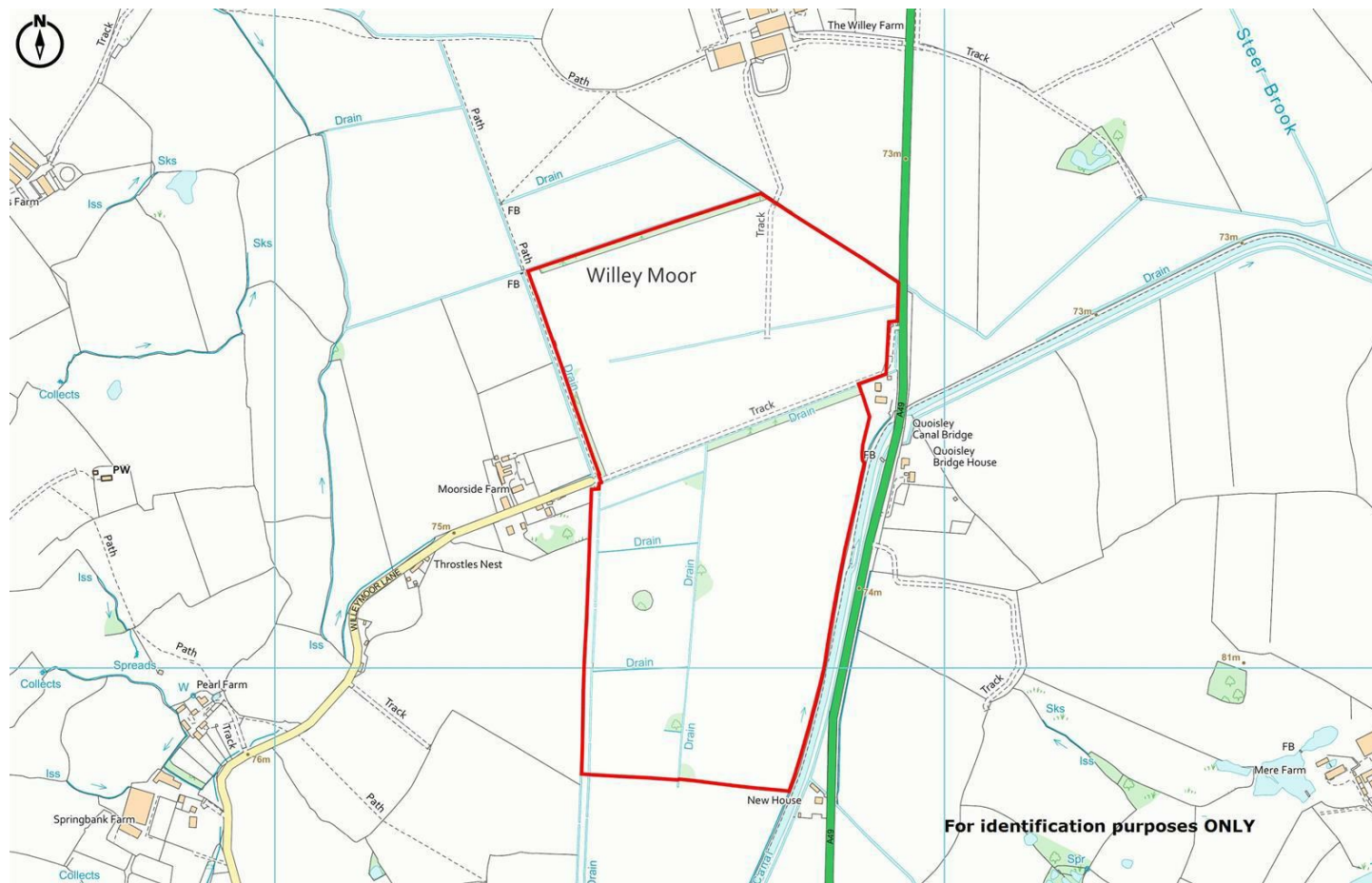


FOR SALE

84 acres of Land at Willey Moor, Tushingam, Nr Whitchurch, Cheshire, SY13 4HN



For identification purposes ONLY



FOR SALE

Guide Price £672,000

84 acres of Land at Willey Moor, Tushingam, Nr Whitchurch, Cheshire, SY13 4HN

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.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



A productive parcel of genuine grassland with small wooded areas, extending to around 84 acres in an attractive and noted farming district with access from the A49 and A41 (via Willey Moor Lane), with approximately 500 metres adjoining the Shropshire Union Canal, situated a short distance from the popular village of Tushingam.



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Whitchurch (3 miles), Market Drayton (16 miles), Wrexham (17 miles) and Chester (17 miles).
(All distances approximate)

- **Grassland suitable for BNG or carbon related projects**
- **Suitable for entry into the expanded SFI scheme**
- **Adjoining Shropshire Union Canal (around 500m)**
- **Two vehicular accesses A49 & A41**
- **Extending, in all, to around 84 acres**
- **Available as a whole or potentially in two lots**

DESCRIPTION

Halls are favoured with instructions to offer the Land at Willey Moor, Tushingham, nr Whitchurch, for sale by private treaty.

The land is a productive parcel of genuine grassland in an attractive, well known farming district ideal for the grazing of all kinds of livestock extending, in all, to around 84 acres, or thereabouts.

At present, retained within convenient sized enclosures of predominantly level grassland with an access from the A49 to the east or from the A41 to the west via Willey Moor Lane.

The land adjoins the Llangollen branch of the Shropshire Union Canal along the Eastern boundary (circa 500m), separated by a drainage channel which could be relatively easily bridged to provide leisure possibilities (subject to LA consent).

The land is divided in to three main sections by drainage channels and includes part of the byway known as Bishop Bennet Way which gives a number of access points to the lower block of land along the western boundary providing an opportunity for the land to be subdivided in to smaller parcels, if required.

The locale, nature, and soil type of the land means that it could present the opportunity for the land to be incorporated into BNG or carbon-related projects. In addition, it would also be suitable for entry into the expanded Suitable Farming Incentive scheme.

The sale of the land at Willey Moor does, therefore, provide an excellent opportunity for purchasers to acquire a conveniently located block of land, particularly well suited to the grazing of livestock but also offering leisure possibilities and the opportunity for the land to be incorporated in to BNG or carbon related projects.

The land is available as a whole or potentially in two lots with the northern block extending to around 36.7 acres and the southern block extending to around 47.3 acres.

SITUATION

The land is situated in a convenient and accessible location around 3 miles north of Whitchurch accessed from either the A49 to the east or A41 (via Willey Moor Lane) to the west, a short distance from the popular village of Tushingham. The lower block of land benefits from around 500 metres adjoining the Llangollen branch of the Shropshire Union Canal just south of Quoisley Bridge (number 25) between Whitchurch branch junction to the south and Wrenbury bridge to the east.

Whitchurch provides an extensive range of amenities of all kinds and is within relatively easy commuting distance of Market Drayton (16 miles), Wrexham (17 miles) and Chester (17 miles).

DIRECTIONS

Access from A49 (east) w3w: arts.motive.derranged
From Whitchurch (Whitchurch bypass/Tarporley Road roundabout) proceed north in the direction of Tarporley for 2.2 miles and the eastern access to the land will be positioned on your left hand side identified by a Halls 'For Sale' board.

Access from A41 via Willey Moor Lane (west) w3w: look.spire.wasps

From Whitchurch (Whitchurch bypass/A41 roundabout) proceed north in the direction of Chester for 2 miles and turn right into Wobbs Lane signposted Willey Moor. Almost immediately take your first turning left into Willey Moor Lane and continue for 1 mile where the land will be situated in front of you 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.

MODE OF OFFERING

The land is offered for sale by private treaty as a whole or potentially in two lots, (Lot 1: northern block extending to around 36.7 acres / Lot 2 southern block extending to around 47.3 acres).

LOCAL AUTHORITY

Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA Tel: 0300 123 8123.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants whether mentioned in these sales particulars or not. Please note, we are aware of a Public Footpath running east to west along the southern boundary of the northern block of land (adjacent to the drainage channel) and a byway known as Bishop Bennet Way which runs along the western boundary of the southern block of land.

BOUNDARIES, ROADS & FENCES

The purchaser would be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for the ownership of the fences and hedges.

COUNTRYSIDE STEWARDSHIP

The land is sold subject to an active Mid-Tier countryside stewardship agreement presiding over some of the land – the agreement expires on 31/12/2024, and can be transferred to the purchaser subject to RPA approval.

VIEWINGS

In daylight hours by those in possession of a set of Halls sales particulars.

