



Roger  
Parry  
& Partners

Land adjoining Marbury Heyes Farm,  
Pinsley Green, Wrenbury, Nantwich, CW5 8HE

## Land adjoining Marbury Heyes Farm, Pinsley Green, Wrenbury, Nantwich, CW5 8HE

**Guide Prices: Lot 1: £1,100,000 Lot 2: £100,000**

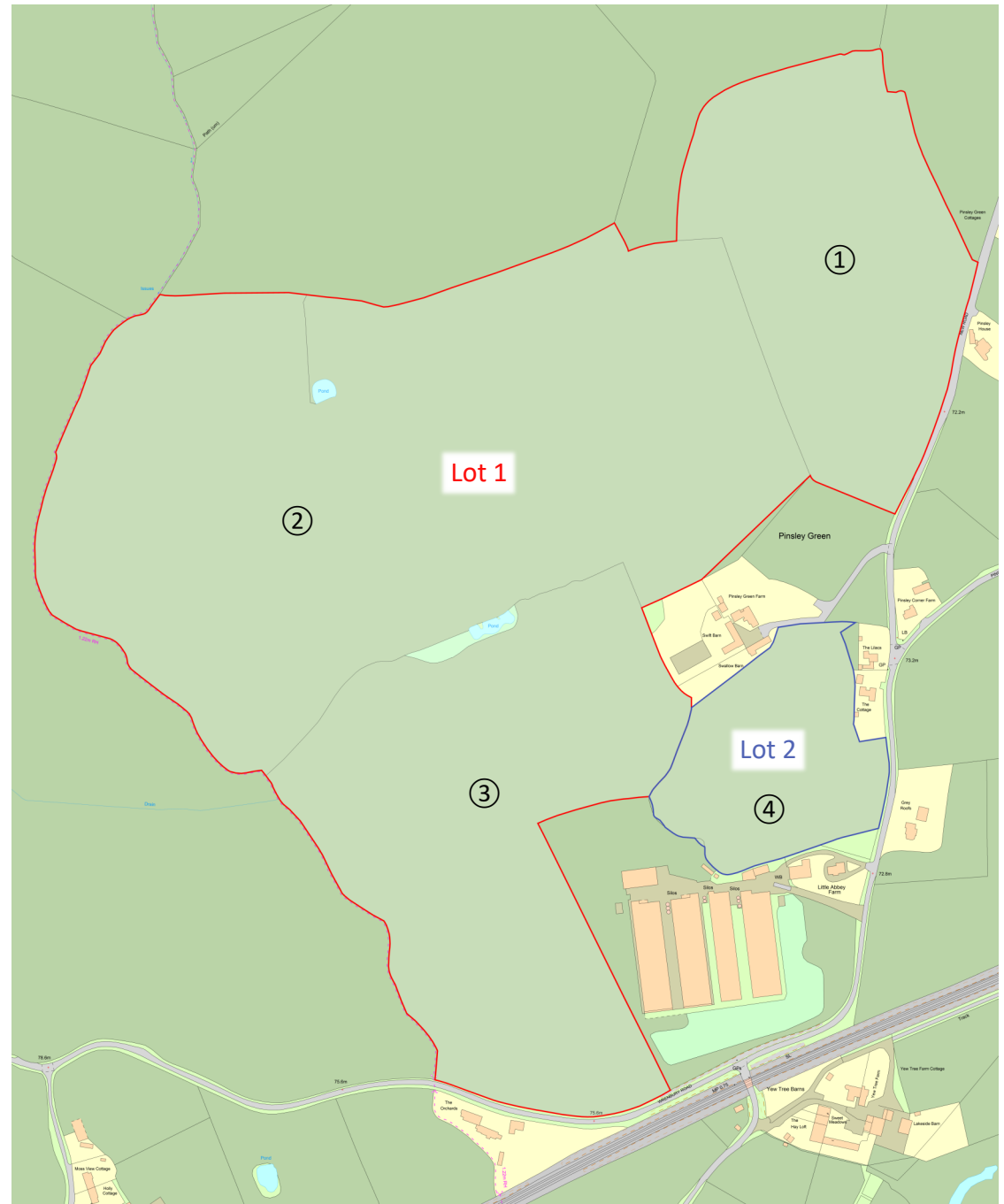
An exciting opportunity to purchase a large block of high quality arable land amounting to **99.66 Acres (40.33 Hectares)** or thereabouts situated in the Cheshire countryside, close to the Shropshire border. This land is available for purchase either in its entirety or divided into two separate lots.

	Field Number	Description	Size (ha)	Size (acres)
Lot 1	1. SJ5846 7277	Arable	6.70	16.56
Lot 1	2. SJ5846 3437	Arable	20.23	49.99
Lot 1	3. SJ5846 3427	Arable	10.34	25.55
Lot 2	4. SJ5846 6633	Arable	3.06	7.56

This most productive land is currently sown with winter wheat and has been effectively managed in arable rotations to include cropping of barley, wheat, beans and maize in recent years. Its versatile nature makes it equally suitable for both grazing and mowing.

There are well established hedgerows and fences as well as natural pools and the land benefits from multiple positions of roadside access from the Marbury to Wrenbury adopted road.

While mains water infrastructure is available along the road, it is currently disconnected from the land. It is important to note that there is an overage position associated with Lot 2.





#### **Local Authority**

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

#### **Method of Sale**

The land is offered for sale by Private Treaty. Vacant Possession to be granted on completion, which is to be no earlier than 1st September 2024 or thereabouts.

#### **Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agents are responsible for defining the boundaries or ownership thereof.

#### **Easements, Wayleaves and Rights of Way**

The land is sold subject with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

#### **Services**

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

#### **Agri-Environment Schemes**

The land is not entered into any Agri-Environment Schemes.

#### **Legal Information**

There shall be an overage provision on Lot 2 where the vendor will receive 40 percent of any uplift in value for a period of 25 years as a result of any non-agricultural/non-equestrian development.

# Directions:

From Whitchurch on the B5395, head north east, taking Claypit Street, leading to Mile Bank Road. After 1 1/2 miles, fork left onto Hollins Lane and stay on until you reach Marbury in approximately 1 1/2 miles. Turn right onto Wrenbury Road and in 1 1/2 miles, field number 3 will be on the left hand side, as indicated by the Agent's 'For Sale' Board by the iron railings.

What3words *///skirting.interval.betraying*

## Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSc (Hons) MSc

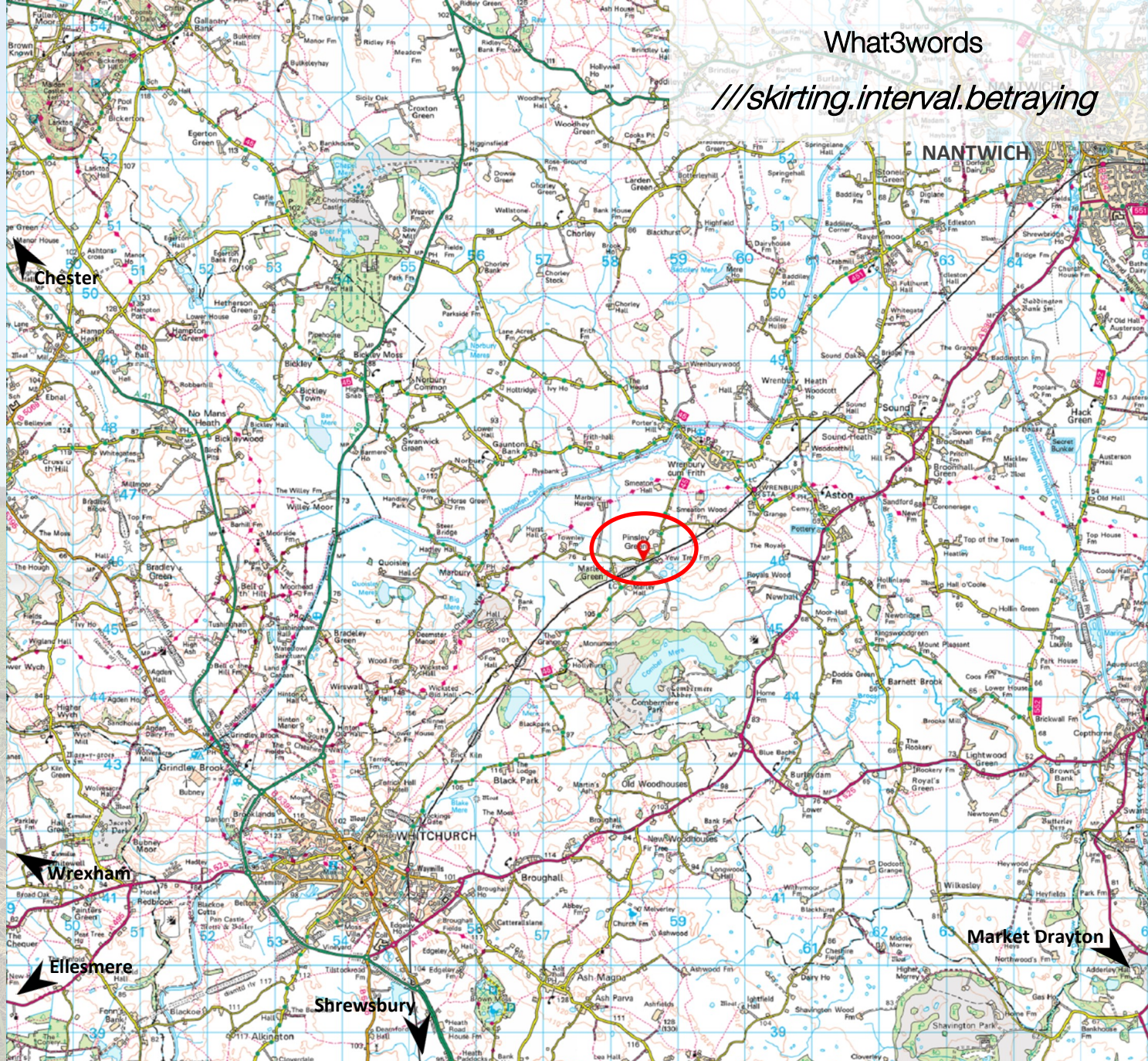
Please contact our Head Office:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.