



Roger
Parry
& Partners

Land at Betton, Bromlow, Minsterley,
Shrewsbury, SY5 0DU

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Guide Price: £675,000

An exciting opportunity to purchase a large single block of pastureland amounting to **83.99 Acres (33.99 Hectares)** or thereabouts with extensive sweeping views over the Shropshire countryside.

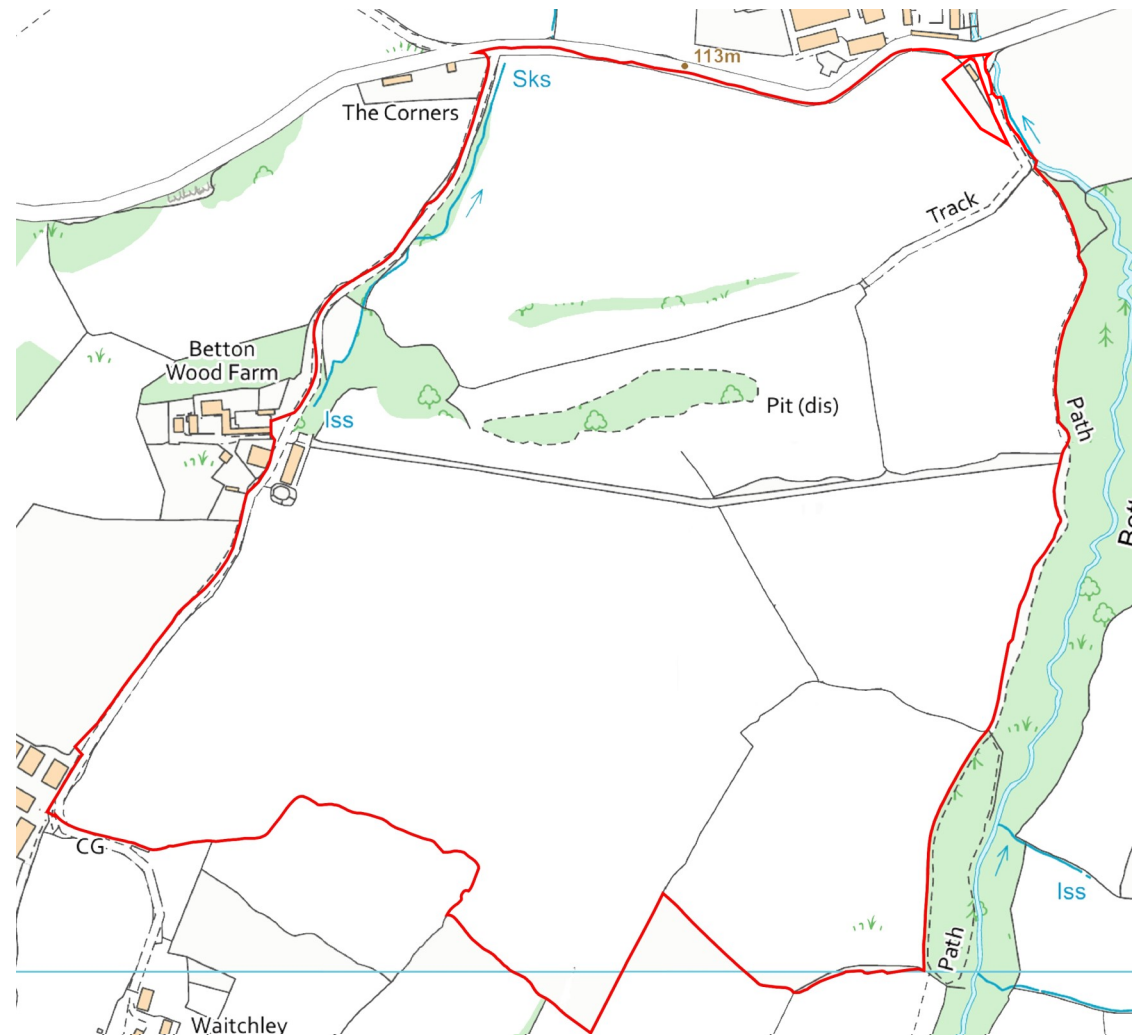
This most productive land is currently laid to grass and has been effectively managed in grazing and mowing rotations by the current owners. There are well established hedgerows and fences as well as patches of woodland and spinneys that provide sporting potential. The land is currently divided into paddocks with electric fencing. The land is certified organic.

The land benefits from multiple positions of roadside access with the northern boundary having access off an adopted road and the western via a stone track which is in ownership.

There is an eight bay steel portal framed barn directly accessed off the owned track. This is open to one side and measures 95ft x 30ft. There is also a very useful Te Pari Cattle Handling System including a crush and weigh scales which was installed in 2018. It has a capacity of around 100 cattle.

There are eleven newly installed, large water troughs which serve all of the land and are supplied by two springs with storage tanks.

As well as agriculture, the land lends itself to a variety of uses such as amenity and offers opportunities for investment in natural capital, carbon sequestration and biodiversity.





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.

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 entered into Agri-Environment Schemes. Please contact the Agent for further details.

Directions:

From the Edgebold roundabout on the A5, take the A488 for approximately 5 miles, heading through Pontesbury and then Minsterley. Just after The Crown pub in Minsterley, head right at the roundabout. Proceed over mini roundabout and then after 3.5 miles, take a left at the turning for Bromlow. On entering Bromlow, turn right and continue past Betton farm, taking the next left and head up the track. In 0.2 miles the barn included in the sale will be on your left hand side.

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Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry or George Beer

Please contact our Head Office:

Mercian House, 9 Darwin Court,

Oxon Business Park, Shrewsbury, SY3 5AL

georgebeer@rogerparry.net

01743 791336



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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.