



Land at Poplar Farm Road, Bromley Hurst, Abbots Bromley,
Staffordshire, WS15 3AY

HOWKINS &
HARRISON

Land off Poplar Farm Road,
Bromley Hurst, Abbots
Bromley,
Staffordshire, WS15 3AY

The land off Poplar Farm Road extends to approximately 24.14 acres (9.77 hectares) and comprises of a single block of arable land.

Situation

The land is situated in Bromley Hurst, a small rural hamlet just outside the village of Abbots Bromley which is within the county of Staffordshire. The land is located approximately 4.9 miles from the A51 and approximately 6.2 miles from the A515.

The land is accessed directly from Poplar Farm Road via a gated entrance at the eastern boundary. There is also a separate access to the land via an access track leading from Poplar Farm Road at the northern boundary. Ownership of this access track is included within the sale.



Description

The property extends to approximately 24.14 acres (9.77 hectares) and comprises a block of productive arable land which is separated into 4 parcels. The land is part Grade 3 and part Grade 4 as per the West Midlands Agricultural Land Classification.

The most recent 3 year cropping history of the land is as follows:

2023	Wheat
2022	Wheat
2021	Wheat

Services

We understand that currently the land does not benefit from any mains services.

Please note there is a legal right to connect mains water to the holding from the adjacent yard (North East corner).

Easements, Wayleaves & Rights of Way

There is a public footpath that crosses the land. The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.



Sporting & Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

Biodiversity Net Gain

Biodiversity Net Gain Baseline Survey

the BNG Baseline Assessment report and metric states there is currently 38.26 BNG units on the land (this is split between 18.39 habitat units, 12.28 hedgerow units and 7.59 river units).

The 'on-site post intervention' numbers detail if correct changes were made in accordance with advice within the

report, the potential BNG units on the land could reach 92.14 (split between 67.09 habitat units, 15.26 hedgerow units and 9.79 river units).

Further details of the report can be made available from the agent.

Tenure & Possession

The property is offered freehold with vacant possession upon completion.

Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme, the land must be farmed in accordance with the BPS requirements up until 31st December 2023.

Local Authority

East Staffordshire Borough Council –
www.eaststaffsbc.gov.uk

Viewing Arrangements

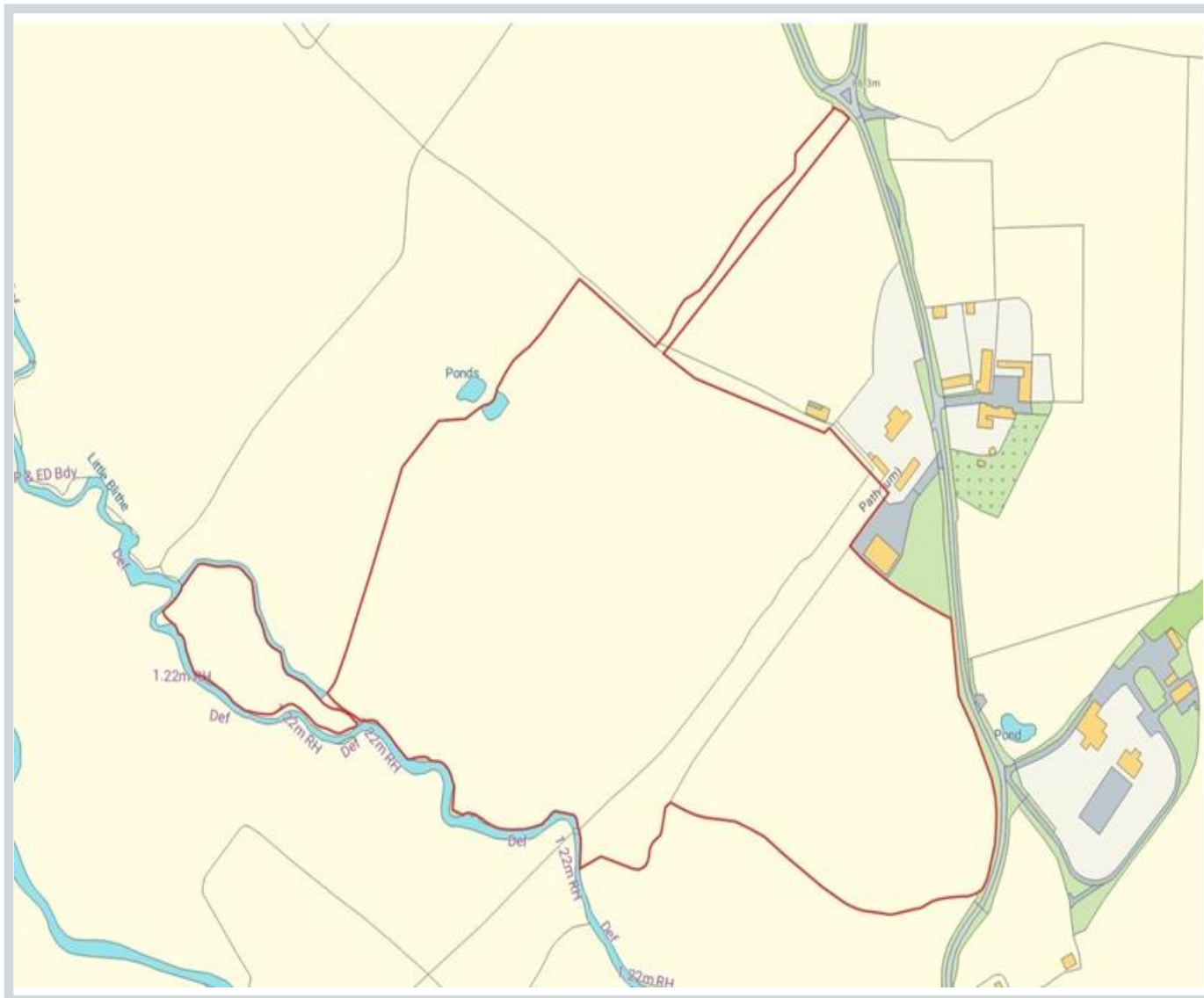
The property may be viewed from the public footpath at any reasonable time by persons in possession of these sales particulars.

For more information, please contact Anna Meynell or Ian Large on 01530 877977 (option 2)

ian.large@howkinsandharrison.co.uk /
anna.meynell@howkinsandharrison.co.uk

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescriptions. Photographs taken January 2022.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

