



Roger
Parry
& Partners

Land at Forge Farm, Tibberton, Newport,
Shropshire, TF10 8NF

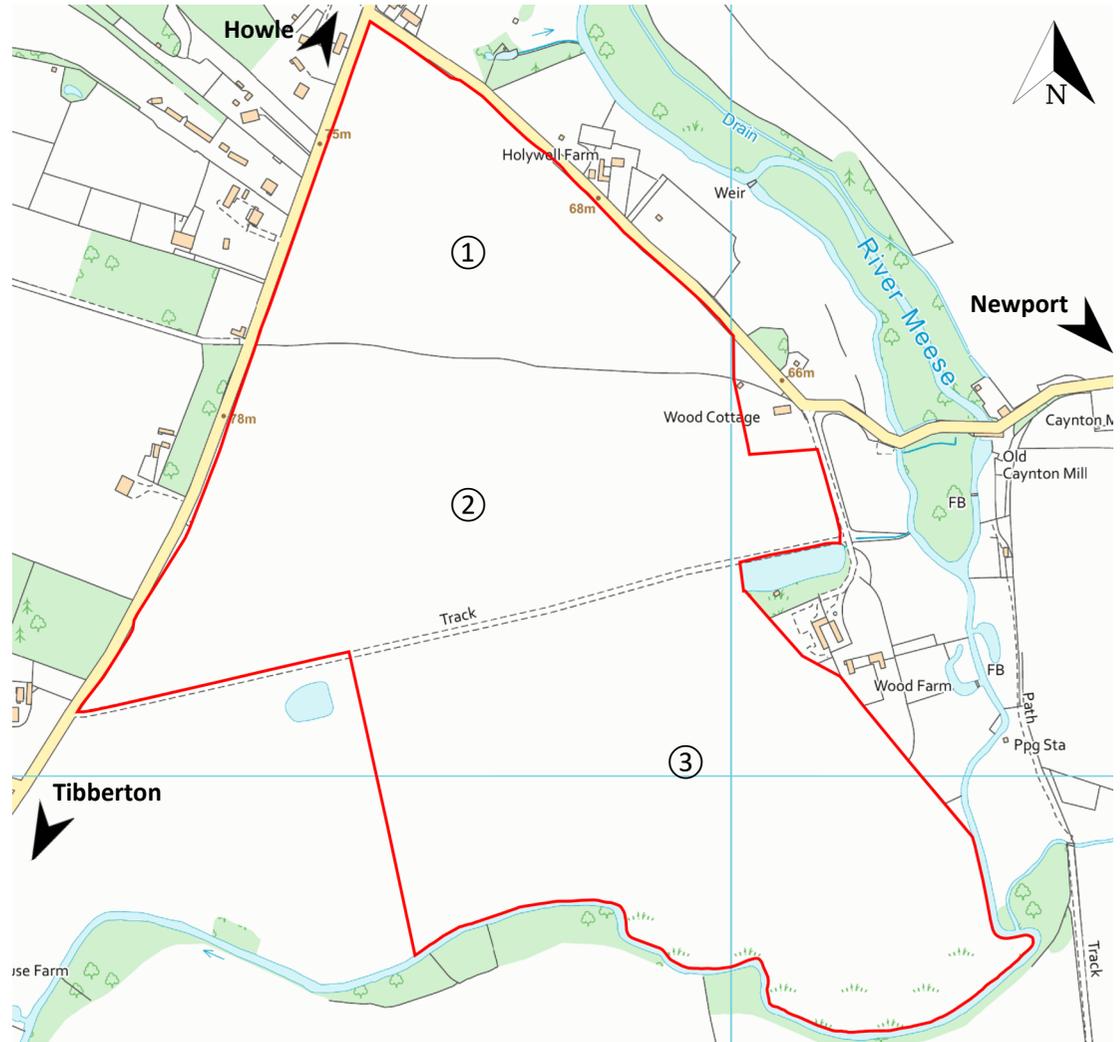
Land at Forge Farm, Tibberton, Newport, Shropshire, TF10 8NF

Offers in Excess of: £2,000,000

An exciting opportunity to acquire a substantial parcel of highly productive arable land, totalling approximately **120.68 Acres (48.84 Hectares)**, located in northeast Shropshire. This land, forming part of Forge Farm, is available for purchase through Informal Tender, with submissions due by 15th May 2024 at 12 noon.

Enclosed within a ring fence, over three fields, the gently undulating land is currently cropped with early potatoes and has been effectively managed through arable rotations in recent years. Its versatile nature makes it equally suitable for both grazing and mowing as well.

There are well established hedgerows and fences and the land benefits from multiple positions of roadside access. Additionally, a convenient track links the eastern and western boundaries, with a right of way over the non-owned section, further improving accessibility. There is mains water in the adjoining road (Howle to Tibberton) but it is not currently connected to the land.



Field Number	Description	Size (ha)	Size (acres)	Cropping (2024)	Cropping (2023)	Cropping (2022)	Cropping (2021)	Cropping (2020)	Cropping (2019)	
1	SJ6821 8055	Arable	10.0	24.71	Potatoes	Maize	Winter Wheat	Carrots	Potatoes	Temp. Grass
2	SJ6821 7020	Arable	17.65	43.61	Potatoes	Winter Wheat	Maize	Carrots/Maize	Potatoes	Maize
3	SJ6820 9497	Arable	21.19	52.36	Potatoes	Winter Wheat	Winter Wheat/	Maize	Maize	Maize
Total		48.84 Hectares	120.68 Acres							



Local Authority

Shropshire County Council.

Method of Sale

The land is offered for sale by Informal Tender. Tenders close at 12 noon on Wednesday 15th May 2024. The vendors have sole discretion to accept or reject any offer. The vendors reserve the right to accept an offer prior to the tender date. Full details and the Tender Forms will be available from the vendors agents. Vacant Possession to be granted on completion, which is to be no earlier than 1st October 2024, subject to crop harvest or earlier by negotiation

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. There is a footpath to be slightly diverted to the east perimeter of field 1.

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.

Directions:

From Newport, take the B5062 towards Harper Adams. Continue West for 3.5 miles, passing the University on your right hand side. Take the right turn to Tibberton and just after the Sutherland Arms, take a right onto Mill Lane. Continue for 0.5 miles and the land will be on your right hand side, as indicated by the Agent's 'For Sale' Board.

What3words [///fresh.realm.biggest](https://www.what3words.com/#!/fresh.realm.biggest)

Viewing arrangements

Viewing of the property is strictly by appointment only through

Philippa Maddocks

George Beer BSc (Hons) MSc

Please contact our Head Office:

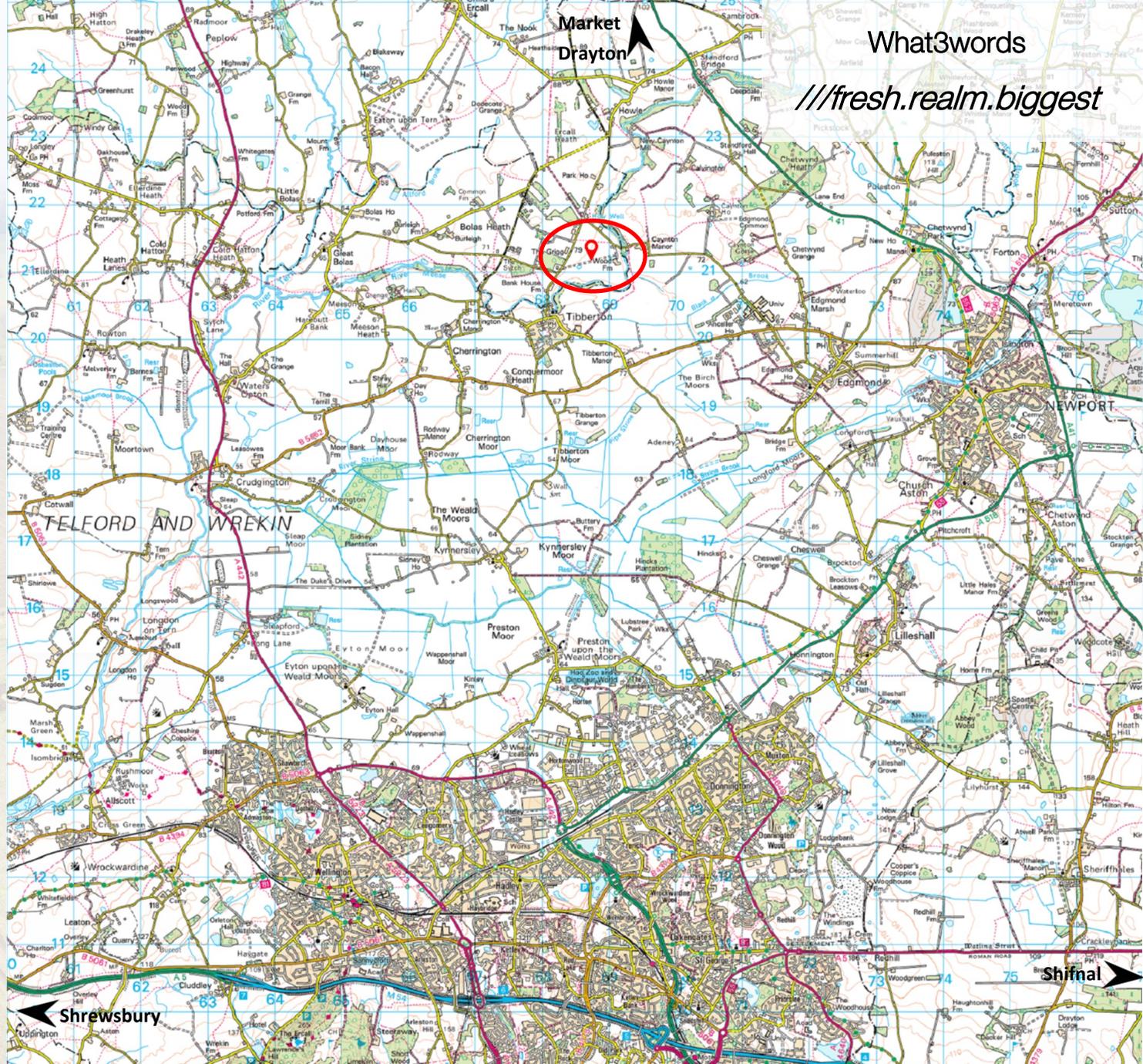
Mercian House, 9 Darwin Court,

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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.