





90 acres of Land at Greenhill Farm, Ellesmere, Shropshire, SY12 9EZ

Offers In The Region Of £1,160,000 for the Whole

AVAILABLE IN LOTS

The Land at Greenhill Farm in Ellesmere is 90.613 acres (36.67ha) of grassland and is an excellent opportunity to purchase a fertile and productive piece of farmland. The land is in good heart and has been farmed to an exceptionally high standard in arable rotation to include maize. The land is suitable for a range of uses with interest from amenity, carbon and future environment schemes of particular interest. The land is well established with boundaries and has access to mains water as well as a natural source.

DESCRIPTION

The land has roadside access and is currently used for a grassland or grazing animals along with grass silaging. The land is also capable of arable rotation. The boundary of the field is marked by mature hedgerows and post and wire fences.

LOTS

LOT 1— 14.843 acres (6.007ha) OIRO £225,000

LOT 2— 15.924 acres (6.444ha) OIRO £240,000

LOT 3— 59.849 acres (24.22ha) OIRO £695,000

BOUNDARIES

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

LOCATION

The land is situated 1.8 miles from Ellesmere, 8 miles from Oswestry and 19.2 miles from Shrewsbury. All distances are approximate.

WAVELEAVES, RIGHTS & EASEMENTS

The land is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof. The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

TENURE AND POSESSION

Freehold. Vacant possession will be given on completion subject to contract.

VIEWING

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry & Partners. A set of particulars must be carried at all times when conducting the viewing. Please be aware of potential hazards on the land when viewing.

MINERAL RIGHTS

Included within the sale.

PUBLIC RIGHTS OF WAY

There is a Right Of Way through Lot 3.

LOCAL AUTHORITY

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

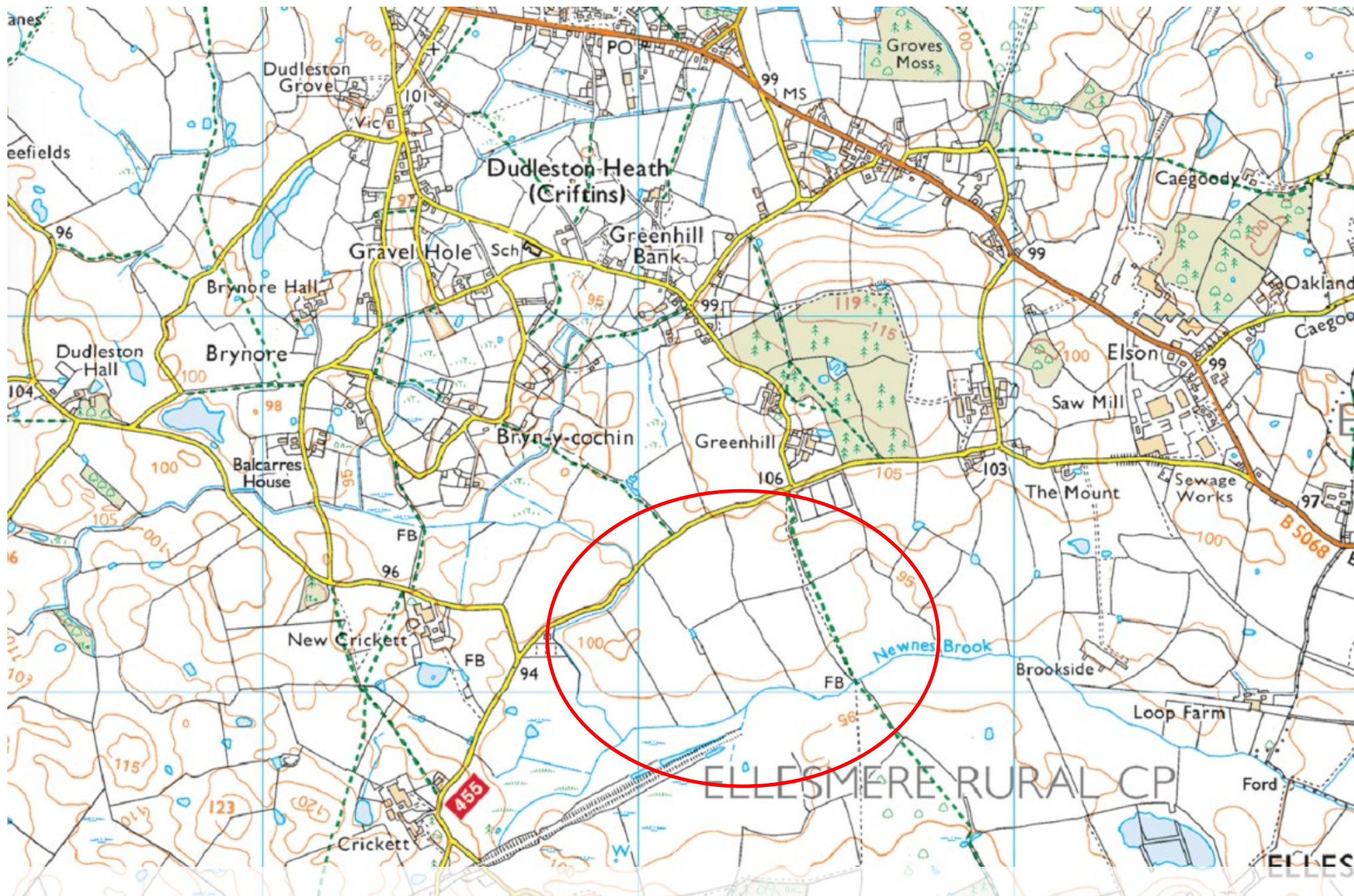
METHOD OF SALE

The Land at Greenhill Farm, Ellesmere is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to who offers should be submitted.

WHAT THREE WORDS

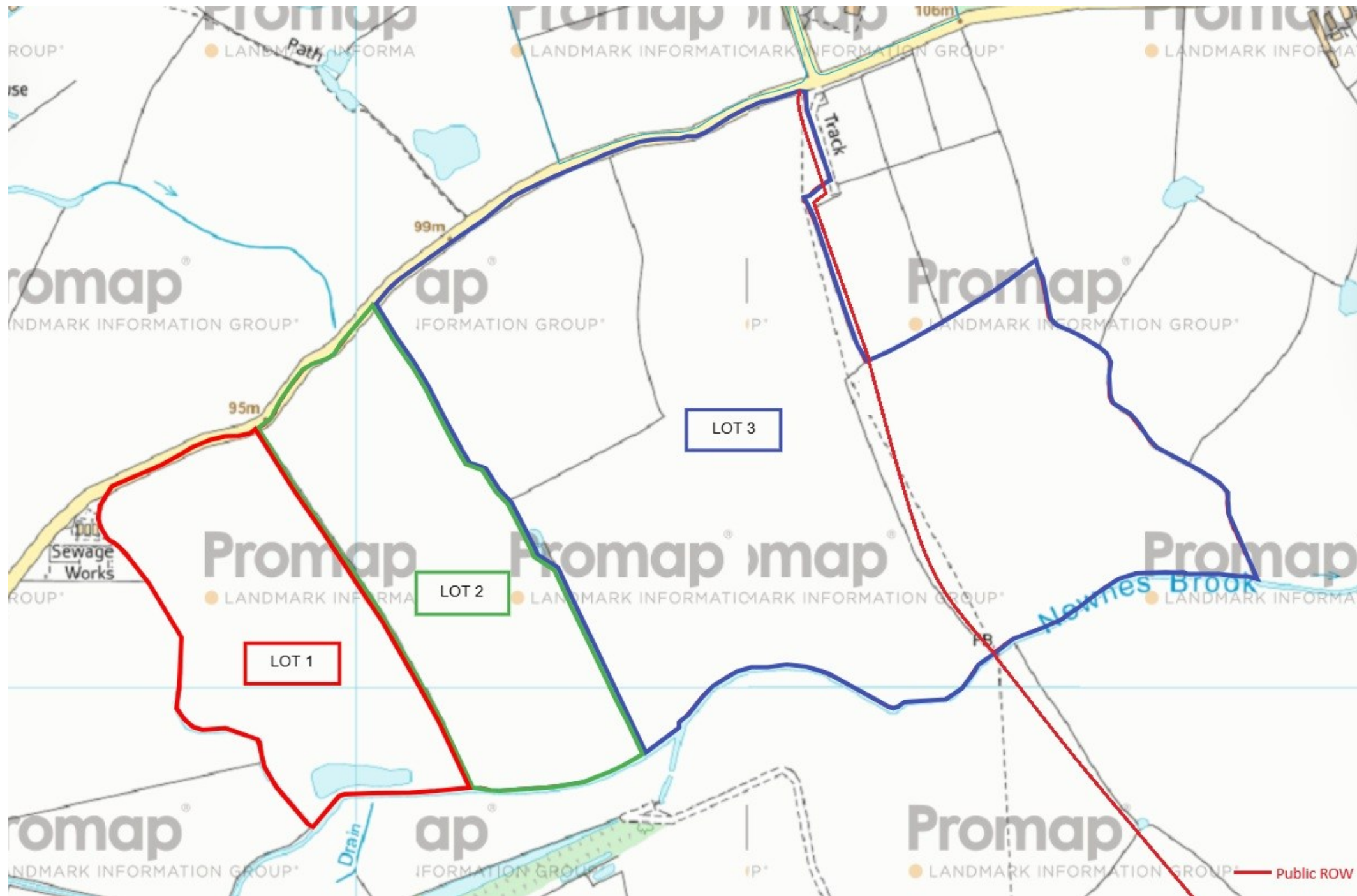
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OS Grid Ref: SJ 369350

Lat/Long: 336932,335044



what3words

merely.tidy.skewing

Viewing arrangements

Viewing of the property is strictly by appointment only. All viewings to be undertaken on foot only.

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

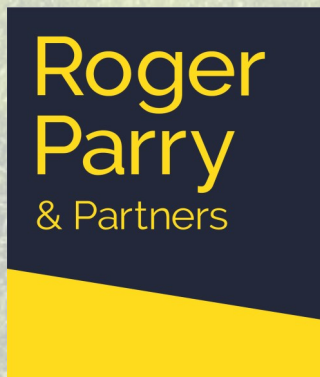
Or

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury, SY3 5AL

richard@rogerparry.net

philippamaddocks@rogerparry.net

01691 655334



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.