



Halls¹⁸⁴⁵

LAND AT HERMITAGE FARM, WESTBURY,
SHREWSBURY, SHROPSHIRE, SY5 9QX





Halls are delighted to receive instructions from the
Executors to the Estate of the Late Miss Valerie Greaves, to offer

FOR SALE

by Private Treaty - Offers Invited

Land at

HERMITAGE FARM

Westbury, Shrewsbury, Shropshire, SY5 9QX.

An excellent block of permanent grassland with good access, available
as a whole or conveniently divided into two lots for the purpose of sale.

- Lot One: Approximately 19.19 acres (7.76 ha)
- Lot Two: Approximately 19.94 acres (8.07 ha)

SITUATION

The land is located on the north-eastern edge of the village of Westbury. Lot 1 is approached via a right of way over the lane leading to Westbury School. Lot 2 can be approached using the same right of way, or alternatively is accessed via a gateway directly off the B4386 Westbury to Shrewsbury road.

DESCRIPTION

The sale presents an opportunity to purchase a block of relatively level permanent grassland in a strong agricultural area.

The land has been used for grazing in recent years and has good stock proof boundaries.





LOT 1

Lot 1 comprises of approximately 19.19 acres (7.76 ha) of relatively level permanent grassland which is conveniently divided into two parcels and has a natural water supply from the Westbury Brook which crosses the north-western edge of field 6764.

The land is accessed via a prescriptive right of way over the lane leading to Westbury School and onwards to further agricultural land. Adjacent to the gateway off the lane in field 6764 there is a post and rail and gated gathering pen.

It benefits from an external boundary hedge with mature boundary and in-field trees.

Field Number	Area (acres)	Area (ha)
6764	10.97	4.43
8476	8.22	3.33
Total	19.19	7.76

LOT 2

Lot 2 comprises of approximately 19.94 acres (8.07 ha) of undulating permanent grassland which is conveniently divided into two parcels and has a mains water supply to a trough in field 1075.

The land is accessed via a prescriptive right of way over the lane leading to Westbury School and onwards to further agricultural land and can also be accessed directly off the B4386 Westbury to Shrewsbury road.

The land has recently benefitted from complete re-fencing of the external boundaries with sheep netting and has a number of mature boundary and in-field trees.

Field Number	Area (acres)	Area (ha)
1075	13.44	5.44
0954	6.50	2.63
Total	19.94	8.07



SERVICES

Lot 2 benefits from a mains water supply.

BASIC PAYMENT SCHEME

Non-SDA entitlements will be transferred to the purchaser of each lot upon completion, subject to Rural Payments Agency approval and transfer and usage rules at the time.

STEWARDSHIP AND NITRATE VULNERABLE ZONES

The land is not subject to any stewardship schemes and is not located in a Nitrate vulnerable Zone (NVZ).

SPORTING AND MINE AND MINERAL RIGHTS

Insofar as we are aware, the sporting and mine and mineral rights are in hand and will pass with the freehold.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

RIGHTS OF WAY, EASEMENTS AND COVENANTS

All lots will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these details or not. Prescriptive rights of access over Westbury School lane are believed to exist.

BOUNDARIES, ROADS AND FENCES

The Purchaser(s) shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor their agents will be responsible for defining ownership of the boundaries, hedges or fences.

OVERAGE CLAUSE

Both lots 1 and 2 are being sold subject to an Overage Clause of 25% over 25 years, in the event that planning permission is obtained for a change of use of the land for any use apart from agricultural or equestrian uses.

GRANT OF PROBATE

The sale of both lots is subject to the granting of probate in relation to the Estate of the Late Miss Valerie Greaves.

INGOING

Both lots are offered for sale free of any ingoing.

TENURE

The land is currently being grazed by a third party under a grazing licence which expires on 31st December 2022.

VIEWING

By appointment with the selling agents,
Halls. Tel: 01743 450700.

METHOD OF SALE

The land is for sale by private treaty as
a whole or in the lots detailed in these
particulars. The Vendors and their Agent
reserve the right to change the method of
sale or lotting at their discretion.

SOLICITORS

Cindy Wright of Lanyon Bowdler Solicitors,
Chapter House North, Abbey Lawn, Abbey
Foregate, Shrewsbury SY2 5DE.

☎ 01743 280263

SOLE AGENTS:

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Registered in England 06597073.

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