



Agricultural Land at Burwood, Craven Arms,
Shropshire, SY7 9JS

FOR SALE BY PRIVATE TREATY

01743 450 700

FOR SALE

FOR SALE BY PRIVATE TREATY AS A WHOLE

Guide Price: £8,000 — £10,000 per acre



19.39 acres of land

19.39 acres of fertile and productive accommodation land

General Remarks

Halls have been favoured with instructions by Mrs Betty Manley to offer this fertile block of land for sale by private treaty due to her decision to retire from farming.

It has excellent road access, is well fenced and gated and the husbandry on the land has been first class, with minimal waste and weed growth.

Situation

It is located 5.5 miles from Craven Arms, 3.3 miles from Seifton, giving access from the A49 via Hope Bowdler and Ticklerton and access from A49 Marshbrook via Acton Scott and Ticklerton.

Rural Land Register

It is registered on the Rural Land Register with the Rural Payments Agency but no Basic Payment entitlements are being sold with this land.

Water

There is a drainage ditch in field 1762.

Countryside Stewardship Scheme

Parts are included in a current Mid-Tier Stewardship Scheme which commenced on 1st January 2022 and which expires on 31st December 2026.

The prescriptions of the Scheme are as follows:

Field number 2652 - Management of Hedgerows

A copy of the Mid-Tier Agreement is available for inspection at the Agent's office and it will be a condition of sale that the purchaser(s) take on this scheme until 31st December 2026.

Tenure

The property is freehold and vacant possession will be given on completion

Sporting Rights

Reserved by the Delbury Estate.

Ingoing

There will be no ingoing valuation.

Rights of Way, Wayleaves and Easements

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing rights whether mentioned in these sales particulars or not.

Boundaries, Roads and Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

Nitrate Vulnerable Zone

The fields are located in a Nitrate Vulnerable Zone.

Access

Access to these fields is from the adjacent Council maintained road of f Burwood

Money Laundering Regulations

Please be aware that if your offer is successful, we are required under the Money Laundering Terrorist, Financing and Transfer of Funds (Information of the Payer Regulations 2017) to hold on our records copies of documents that confirm your identity. You do not need to let us have copies of these documents with your tender.

Viewing

By appointment with the Agents during daylight hours by those in possession of a copy of these details.

What3words: cackling.nips.depth

Method of Sale

The land is offered for sale by private treaty.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

Burwood

Schedule of Acreage

Field Number	Prescription	Description	Area (ha)	Area (acres)
1762		Arable	3.58	8.85
2652	BE3	Arable	4.26	10.54
Total			7.58	19.39

5 Year Cropping Plan

Field Number	1/1 to 31/12 2019	2020	2021	2022	2023
2652	Ley	Ley	Ley	Ley	Ley
1762	Ley	Ley	Ley	Arable	Arable

Fertiliser Plan Report - October 2022

Field Numbers 1762 and 2652 - An application of Fibrophos 0:28:3 at 425Kg/Ha

Agents

Halls Holdings Ltd
Halls Holdings House
Bowmen Way
Battlefield
Shrewsbury
Shropshire, SY4 3DR

FAO: Peter Willcock/Rachel Howson
Email: peterw@hallsgb.com
rachelh@hallsgb.com

Solicitors

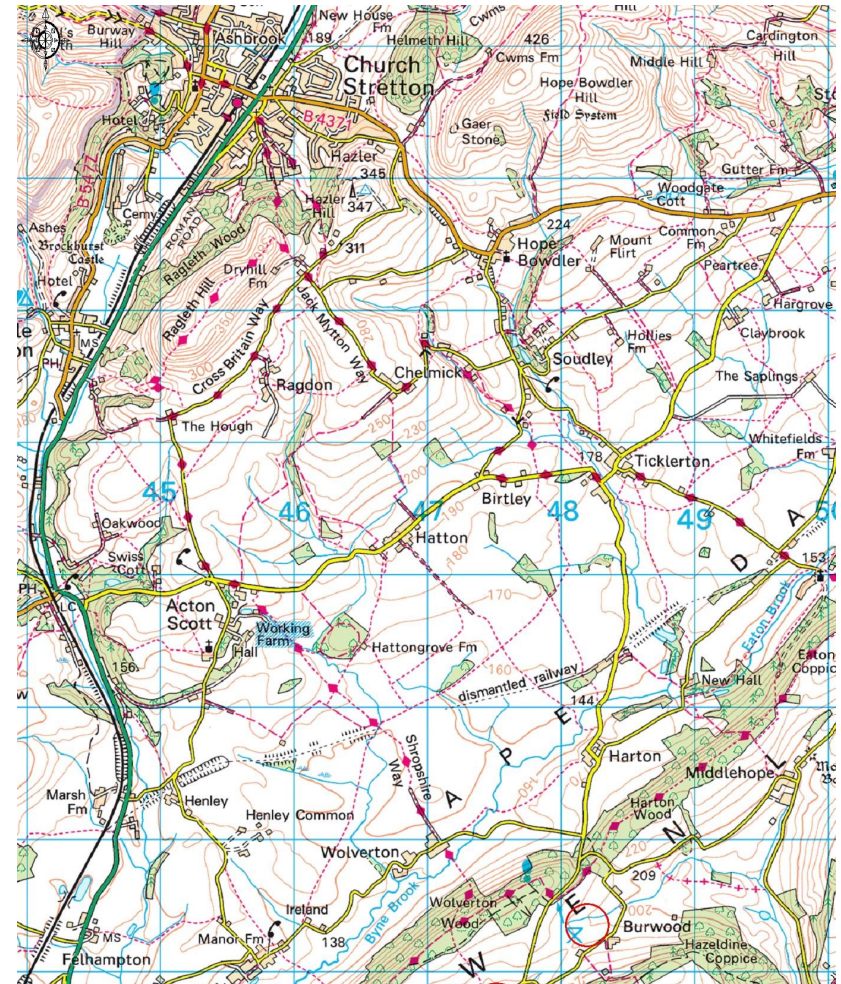
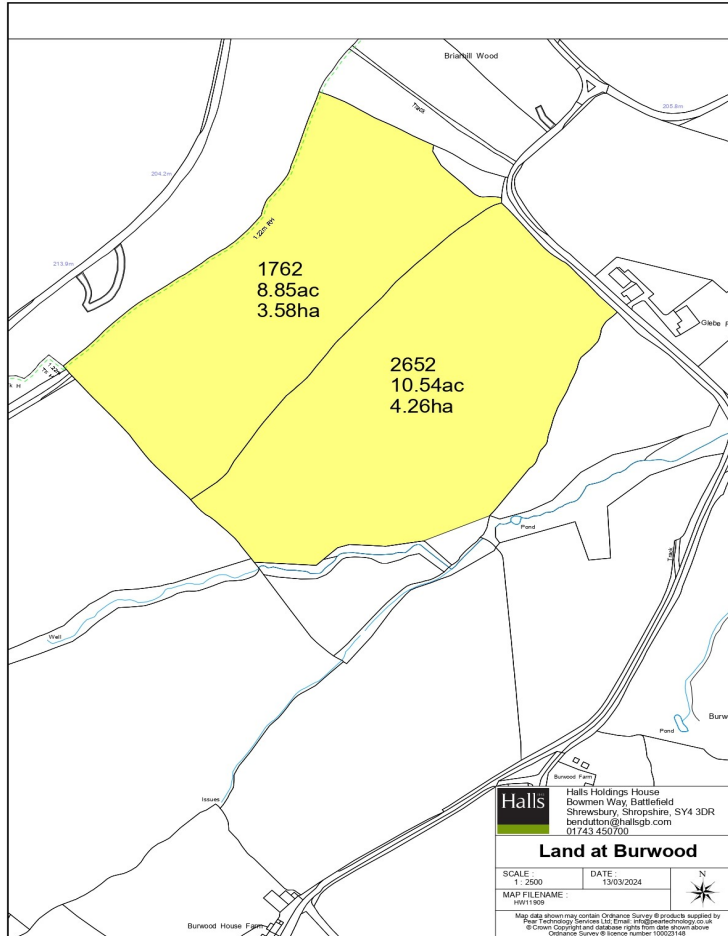
Greens Solicitors
9/10 King Street
Ludlow
Shropshire
SY8 1AQ

FAO: Andrew Whittle
Email: Andrew@GreensSolicitors.com
Tel: 01584 873918



FOR SALE

Agricultural Land at Burwood, Craven Arms, Shropshire, SY7 9JS



Halls 1845

01743 450 700

Head office:

Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.
E: rachelh@halls.gb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angle / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

