



Approximately 61.73 acres at **WOODEND FARM**
BAGGINSWOOD | NEAR STOTTESDON | KIDDERMINSTER | DY14 8LR



SITUATION

The land is located in the rural hamlet of Bagginswood, just over 2 miles from the nearest village of Stottesdon and approximately 2 ½ miles from Cleobury Mortimer. The nearest towns of Bridgnorth and Bewdley are less than 10 miles away and area easily accessed by the local main road network.

DESCRIPTION

The land comprises of a ring-fenced block of approximately 53.50 acres (21.65 ha) of productive grassland, the majority of which has in recent years been ploughed for cereals and root crops, together with approximately 7.82 acres of woodland and dingle. The topography is generally undulating or gently sloping and the land benefits from mature hedgerow boundaries, and in-field and boundary trees. It is versatile and capable of growing a range of crops or grass.

The land is accessed over a stoned single-track lane which leads from the Bagginswood to Detton road. The lane also provides access to the separately owned Woodend Farm, via a right of way.

According to Soilscape, the soil is a slightly acid loamy and clayey soil. The land is classed as Grade 3 according to the Agricultural Land Classification for England and Wales.

Field No.	Area (acres)	Area (ha)
8182	5.79	2.42
8970	7.62	3.08
6666	13.61	5.51
7342	9.93	4.02
5045	14.19	5.74
6531	1.32	0.53
8028	0.86	0.35
Woodland/Dingle	7.82	3.16
Lane	0.41	0.17
Total	61.73	24.98

PLANNING PERMISSION

In September 2022 the current owner obtained permission to construct a 297.5 sqm (24.38m x 12.2m), fully- enclosed grain storage building on field parcel 8028, via the permitted development route (application ref: 22/03733/AGR), however no work has since commenced. Full details of the application can be requested from the Agent.



GRAZING LICENCE

The land is subject to a grazing licence which expires on 31st December 2023.

SHOOT

For a long time, the shooting rights on the land have been informally let to a small, local syndicate. They grow a game cover crop on field parcel 6531, have a release pen in the woodland, have two small cabins stationed in the corner of field 7342, and exercise the shooting rights over the land.

The current owner wishes for this arrangement to continue until such time as the syndicate ends, or until 2nd February 2029, whichever is soonest, in which case the land will be sold subject to a leaseback provision, whereby the current owner will lease back the shooting rights over the land, together with fields 6531 for the continued growing of a cover crop, and the small area of field 7342 for the continued stationing of the cabins. The syndicate will require access over field 8028 to access the cover crop, and access over field 7342 and 5045 to access the woodland release pen, in return for an annual rent of £200 per year. We understand access is generally taken on foot for feeding and shooting and limited vehicular access is required.

We understand the syndicate shoot approximately 8 times between 1st November and the following 1st February in each season, however they access the game cover crop and release pens on most days for feeding.

The exact terms of the agreement will be formalised during the contract process.

SERVICES

The land benefits from a mains water supply. The meter is located on the roadside at the end of the lane.

BASIC PAYMENT SCHEME

Future de-linked payments will be retained by the Vendors.

ENVIRONMENTAL STEWARDSHIP

The land is not currently subject to any Environmental Stewardship schemes.

NITRATE VULNERABLE ZONES (NVZ)

The property is not situated within a Nitrate Vulnerable Zone.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The lane and land are crossed by a public footpath.

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.

LOCAL AUTHORITY

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

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.

TENURE

The freehold is for sale and vacant possession will be given on completion.

VIEWING

The land can be viewed at any reasonable time during daylight hours, with a set of these particulars in hand.

METHOD OF SALE

The property is for sale by informal tender, as a whole, or an appropriate division/splitting will also be considered.

If you wish to make an offer, you must complete the attached tender form and return it to the office of the sole selling agent by no later than 12 noon on Monday 8th January 2024. The vendors will allow seven working days to consider the offers before a decision is made. The tender should be submitted in a sealed envelope, marked "Land at Woodend Farm Tender", for the attention of Louise Preece.

The vendor does not undertake to accept the highest offer or indeed any offer.

To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

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

GUIDE PRICE

£615,000



SOLICITOR

Rachael Hughes of Gabbs Solicitors, 26a Broad Street, Leominster, Herefordshire, HR6 8BS.

SOLE AGENTS

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

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