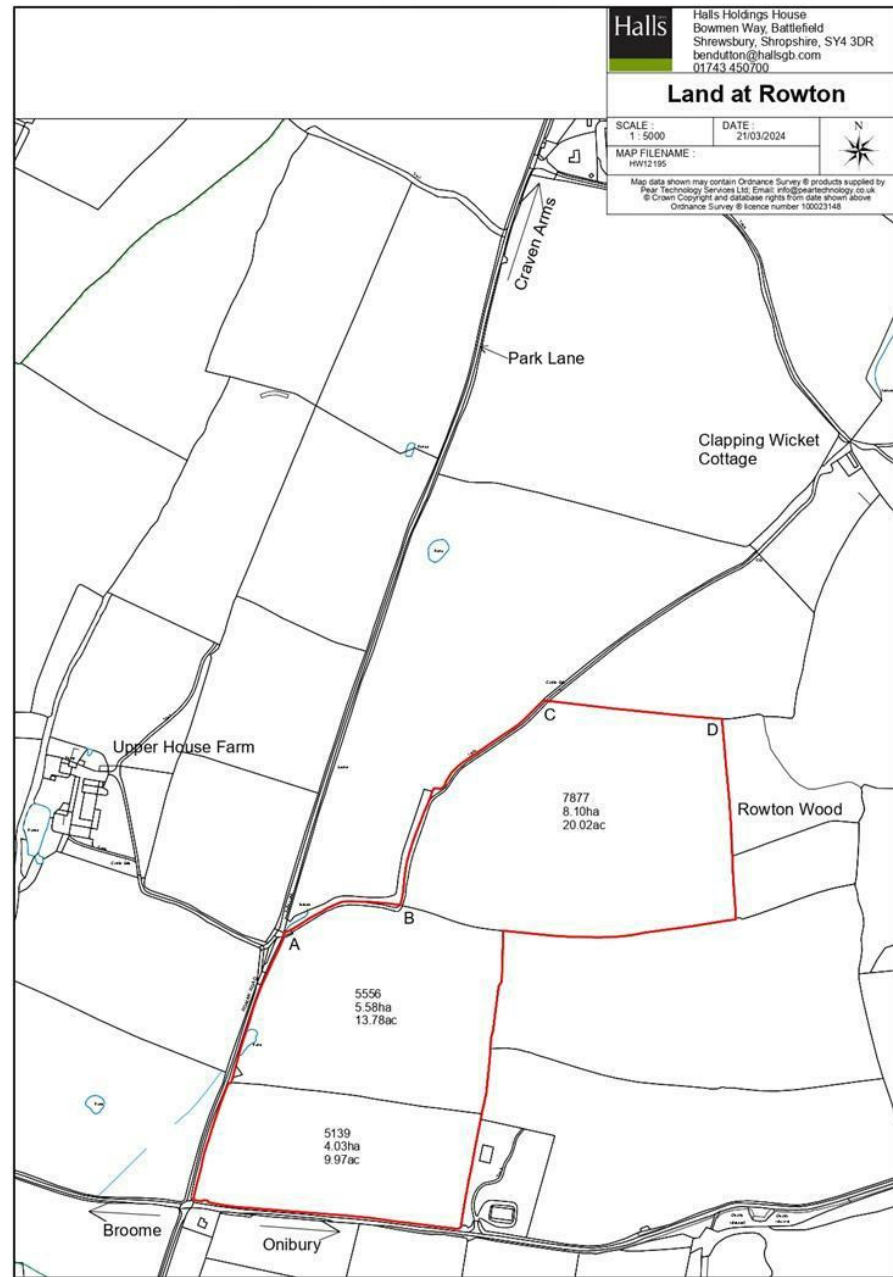


43.77 Acres of Agricultural Land at Rowton, Craven Arms, Shropshire, SY7 0NY



FOR SALE

For Sale By Informal Tender

43.77 Acres of Agricultural Land at Rowton, Craven Arms, Shropshire, SY7 0NY

For Sale by Informal Tender
Guide Price: £9,000 - £10,000 per acre

Closing Date: 12 noon on Monday 6th May 2024



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: reception@halls.gb.com



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Onibury 3 miles, Ludlow 7.5 miles, Aston-on-Clun 1.5 miles
All distances are approximate.

- **43.77 acres Agricultural Land**
- **Fertile and Productive Arable & Pasture**
- **Metered Water Supply**
- **Good Access**
- **For Sale by Informal Tender**
- **Closing Date: 12 noon, 6th May 2024**

GENERAL REMARKS

Halls have been favoured with instructions from Mrs Sarah Evans, Mr Philip Howells and Mrs Emma West to offer this fertile and productive block of arable and pastureland for sale by Informal Tender.

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

SITUATION

It is situated 3 miles from Onibury, 7.5 miles from Ludlow, 1.5 miles from Aston-on-Clun and ¼ mile from Broome.

It is immediately adjacent to the minor Council maintained road, known as Park Lane which runs from Craven Arms to Rowton and Shelderton.

RURAL LAND REGISTER

It is registered on the Rural Land Register with the Rural Payments Agency. No Basic Payment Entitlements are being sold with this land.

WATER

There is a metered private water supply to a tank in the hedge between Field Number 5139 and 5556 from the Upper House Farm supply. The charge for this water will be based on the current Severn Trent Water rate.

ENVIRONMENTAL SCHEMES

There are no Environmental Schemes on this land.

VEHICULAR ACCESS

There are gateways direct from the Council maintained road into Field Numbers 5139 and 5556.

TENURE

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

SPORTING RIGHTS

They are in hand.

INGOING

There will be no ingoing valuation.

LIVESTOCK HANDLING PEN

There is a Livestock Handling Pen next to the gateway in Field Number 5139 with a concrete plinth adjacent to it.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There is a vehicular right of way over the farm track between points A-B-C in favour of the owner of the adjacent Clapping Wicket Cottage.

There is a vehicular right of way over the farm track between points A-B-C-D in favour of the owner of Rowton Wood

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, FENCES AND ROADS

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.

VIEWING

Viewing is available during reasonable daylight hours with a set of these particulars.

METHOD OF SALE

The land is being sold by informal tender. Could prospective purchasers please submit their offers in writing, subject to contract, to Halls Holdings Ltd either by post or email by 12 noon on Monday May 6th 2024

AGENT

Peter Willcock
Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR
Tel: 01743 450700
Email: peterw@hallsgb.com
rachelh@hallsgb.com

SOLICITOR

Mr Mark Harvey
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Old Bank Chambers, 2 High Street, Church Stretton, Shropshire, SY6 6BT
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Email: mark.harvey@pcbllaw.co.uk

Cropping Schedule

| Year | Field Number 5139 | Field Number 5556 | Field Number 7877 |
|------|-------------------|-------------------|-------------------|
| 2021 | Ley | Permanent Pasture | Spring Barley |
| 2022 | Ley | Permanent Pasture | Winter Barley |
| 2023 | Ley | Permanent Pasture | Triticale |
| 2024 | Ley | Permanent Pasture | Fallow |

Land Schedule

| Field Number | Description | Hectares | Acres |
|--------------|-------------------|--------------|--------------|
| 5139 | Ley | 4.03 | 9.97 |
| 5556 | Permanent Pasture | 5.58 | 13.78 |
| 7877 | Stubble | 8.10 | 20.02 |
| | | 17.71 | 43.77 |



INFORMAL TENDER FORM

43.77 ACRES OF LAND AT ROWTON, CRAVEN ARMS, SHROPSHIRE, SY7 0NY

Informal Tender Closing Date: Monday 6th May 2024

I/We offer the sum of

£ (IN WORDS)

My/our position is: (delete as appropriate)

1. Cash Purchaser(s) with finance available.
2. Finance required (no property to sell)
3. Subject to sale of current property
4. Other, please specify

Your Details

Name

Address

Telephone Mobile

Email

This form is to be returned no later than 12 noon on Monday 6th May 2024

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

Email: peterw@hallsgb.com or rachelh@hallsgb.com