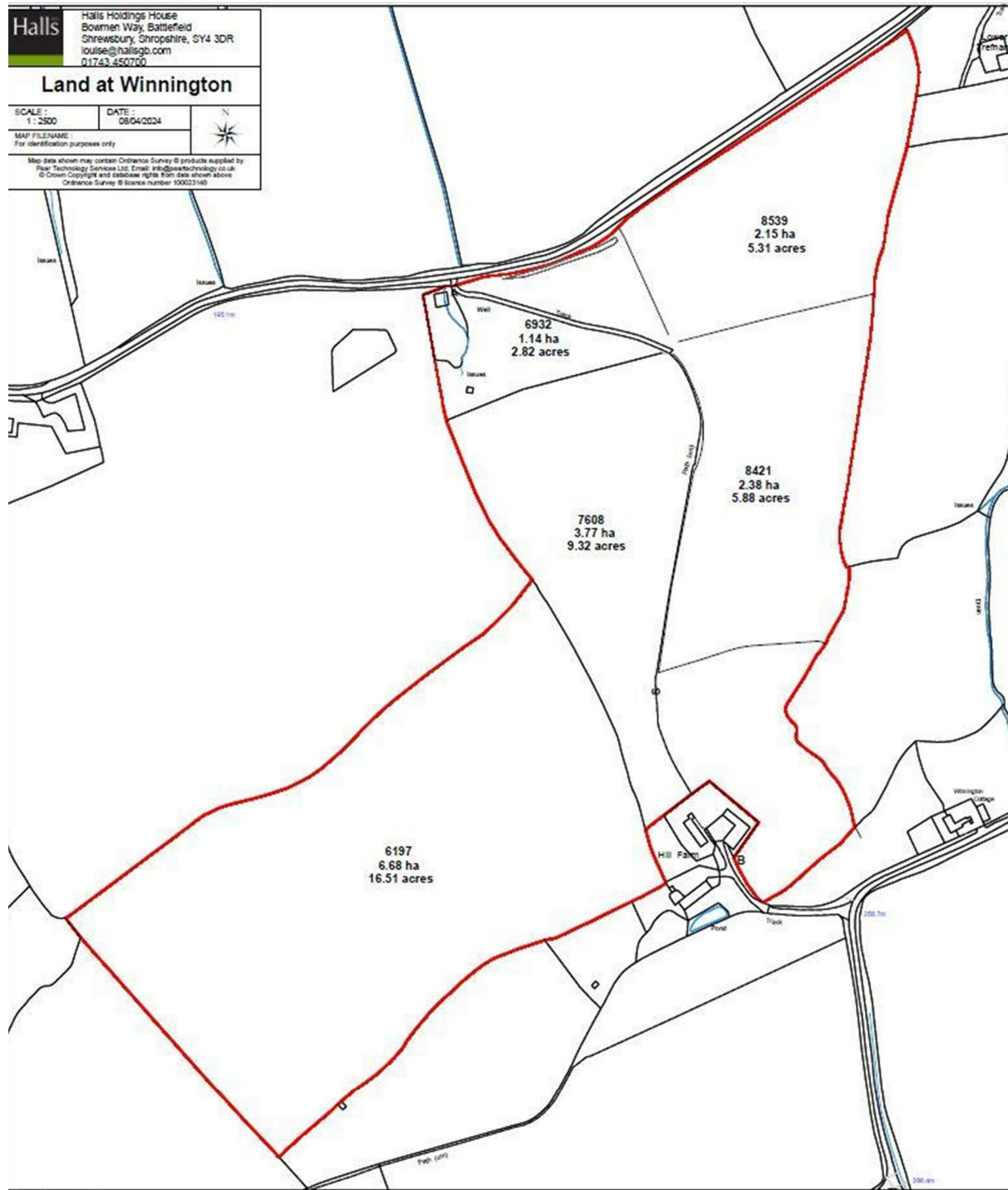


FOR SALE



Land at Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DJ



FOR SALE

Guide Price £350,000

Land at Winnington, Halfway House, Shrewsbury, Shropshire, SY5 9DJ

Approximately 39.83 acres of land, for sale by informal tender.



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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- **Approx. 39.83 acres (16.12 ha)**
- **Permanent grassland**
- **Two points of roadside access**
- **Natural water supply**
- **Extensive views**
- **For sale by informal tender**

SITUATION

The land is located near to the England/Wales border in the rural hamlet of Winnington, approximately 2 miles from the A458 Shrewsbury to Welshpool road, approximately 3 miles from Halfway House and approximately 3½ miles from Middletown.

DESCRIPTION

The land comprises of approximately 39.83 acres of sloping permanent grassland, which is both grazed and mown, and is divided internally by tree lines into 5 parcels.

The land has access directly off the council-maintained road that leads from the A458 to Winnington, marked 'A' on the map, and a second point of access via a right of way from Hill Farm, to "pass and repass with or without vehicles and animals", marked 'B' on the map.

The land offers excellent potential for Stewardship, the Sustainable Farming Incentive and Biodiversity Net Gain.

SERVICES

The land benefits from a natural water supply via a spring located in field 6932. We understand a mains water pipe passes under the land, though the purchasers must verify this for themselves. The owners of the neighbouring property Lower Trefnant have a right to draw water from the spring.

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.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand.

NITRATE VULNERABLE ZONE (NVZ)

The land is not situated within a Nitrate Vulnerable Zone.

TENURE

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

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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.

VIEWING

Viewings can be carried out at any time during daylight hours with a set of these particulars.

METHOD OF SALE

The property is for sale by informal tender, as a whole.

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 3rd June 2024. The tender should be submitted in a sealed envelope, marked "Land at Winnington 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.

CONNECTED PERSON

Under the Estate Agents (Provision of information) Regulations 1991 we are required to disclose the fact that the Vendor is a relative of the Agent and is therefore a connected person.

SOLE AGENT

Louise Preece BSc (Hons) MRICS FAAV, Halls Holdings Limited, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.
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