



AGRICULTURAL LAND AT RHONETH FARM

WHITCOTT KEYSETT | CLUN | CRAVEN ARMS | SHROPSHIRE | SY7 8QE





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100 ACRES IN 8 LOTS FOR SALE BY INFORMAL TENDER

Guide Price: Lots 1, 2, 3, 5, 8 - £10,000 per acre
Lots 4, 6, 7 - £7,000 per acre



SHREWSBURY HEAD OFFICE

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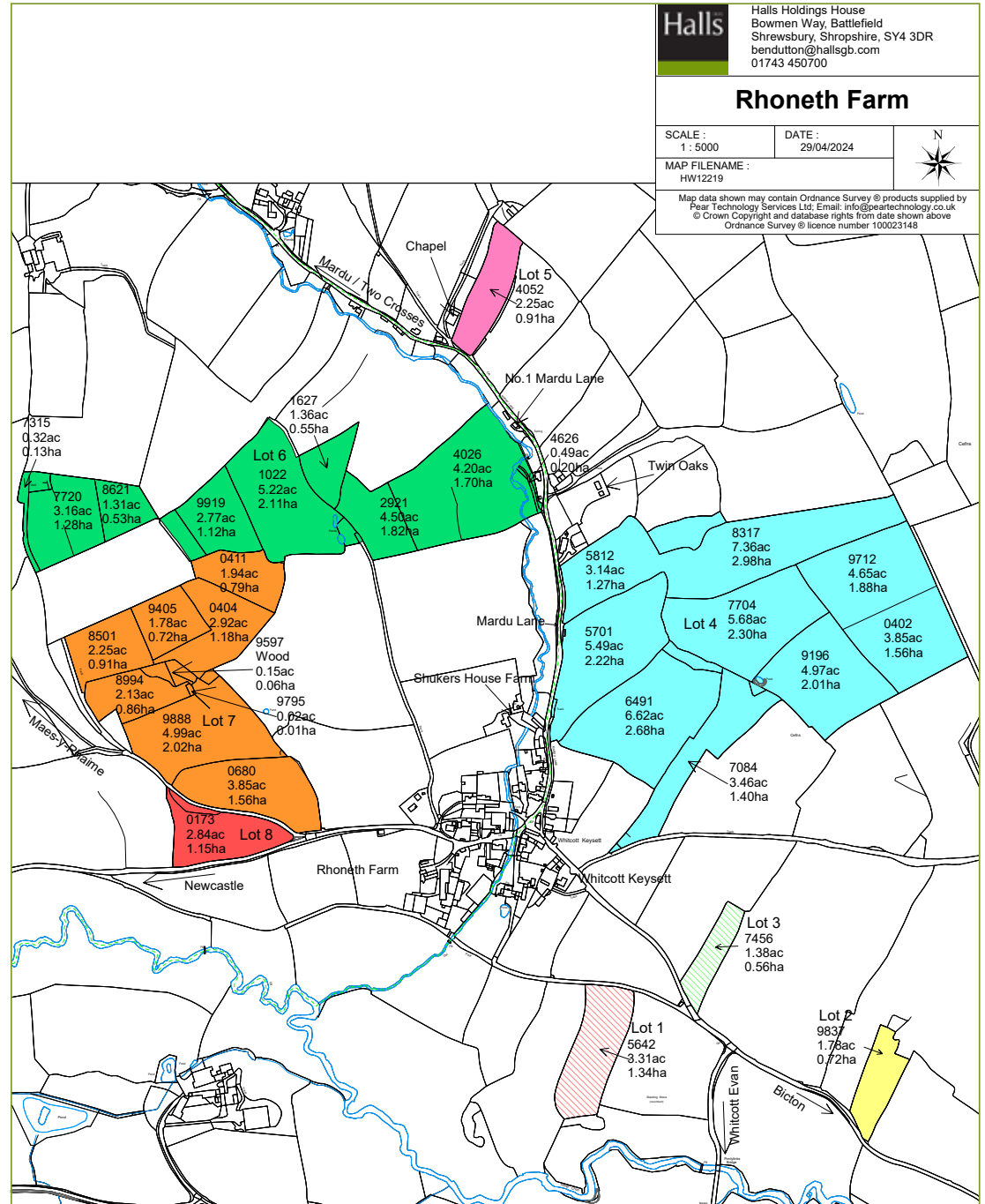
GENERAL REMARKS

Halls have been instructed by the Executor of S V Morris Deceased to sell these productive blocks of pastureland for sale by informal tender following the recent death of Vin Morris.

There are 5 small lots ranging in size from 1-3½ acres, which have good access and are detached from the remainder of the farm, with 3 larger blocks of land extending to 20 acres, 23 acres and 45 acres respectively. It is permanent pastureland which has been used for grazing by livestock and mowing for grass conservation. It is situated in an area renowned for its heavy stocking capabilities.

SITUATION

Rhoneth Farm is situated in the small rural hamlet of Whitcott Keysett, which is approximately 2 miles from Clun, 7 miles from Bishops Castle and 12 miles east of Craven Arms.



LOT 1 – 3.31 ACRES TO THE SOUTH OF WHITCOTT HALL

ACCESS

It is approached from the bridleway which adjoins its northern boundary.

OS Number	Description	Hectares	Acres
5642	Permanent Pasture	1.34	3.31

What3Words: drivers.engraving.elects



LOT 2 – 1.78 ACRES ON THE BICTON ROAD

ACCESS

It has direct road access on to the Whitcott Keysett to Bicton Road.

OS Number	Description	Hectares	Acres
9837	Permanent Pasture	0.72	1.78

What3Words: exhaled.cabs.desktop



LOT 3 – 1.38 ACRES TO THE NORTH OF THE WHITCOTT KEYSETT/WHITCOTT EVAN ROAD JUNCTION

ACCESS

It has direct access onto the Council-maintained road which adjoins its south boundary.

OS Number	Description	Hectares	Acres
7456	Permanent Pasture	0.56	1.38

What3Words: slipping.napkins.choppers



LOT 4 – 45.22 ACRES TO THE WEST OF SHUKERS HOUSE FARM

ACCESS

It has direct road access onto the Whitcott Keysett to Mardu road.

WATER

It has a natural spring in OS Number S0279833 which provides a piped supply to water tanks on this land.

What3Words: sweetener.perfect.sage



OS Number	Description	Hectares	Acres
7084	Permanent Pasture	1.40	3.46
6491	Permanent Pasture	2.68	6.62
9196	Permanent Pasture	2.01	4.97
7704	Permanent Pasture	2.30	5.68
0402	Permanent Pasture	1.56	3.85
9712	Permanent Pasture	1.88	4.65
8317	Permanent Pasture	2.98	7.36
5701	Permanent Pasture	2.22	5.49
5812	Permanent Pasture	1.27	3.14
Total		18.30	45.22



LOT 5 – 2.25 ACRES ADJACENT TO THE CHAPEL, MARDU LANE

ACCESS

It has direct road access onto the Whitcott Keysett to Mardu Lane.

OS Number	Description	Hectares	Acres
4052	Permanent Pasture	0.91	2.25

What3Words: rhino.reprints.broadcast



LOT 6 – 23.33 ACRES TO THE WEST OF TWIN OAKS, MARDU LANE

ACCESS

It has direct access from Mardu Lane along the back of the rear boundary of No. 1 Mardu Lane.

WATER

It has an excellent natural water supply from Mardu Brook which runs through OS No. 4026.

OS Number	Description	Hectares	Acres
2921	Permanent Pasture	1.82	4.50
4626	Permanent Pasture	0.20	0.49
4026	Permanent Pasture	1.70	4.20
1627	Permanent Pasture	0.55	1.36
1022	Permanent Pasture	2.11	5.22
9919	Permanent Pasture	1.12	2.77
8621	Permanent Pasture	0.53	1.31
7720	Permanent Pasture	1.28	3.16
7315	Permanent Pasture	0.13	0.32
Total		9.44	23.33

What3Words: commit.trombone.lied



LOT 7 – 20.03 ACRES TO THE EAST OF MAES-Y-RHIAME

ACCESS

It has direct road access from the Whitcott Keysett to Newcastle Road.

OS Number	Description	Hectares	Acres
0411	Permanent Pasture	0.79	1.94
0404	Permanent Pasture	1.18	2.92
9405	Permanent Pasture	0.72	1.78
8501	Permanent Pasture	0.91	2.25
9795	Permanent Pasture	0.01	0.02
8994	Permanent Pasture	0.86	2.13
9888	Permanent Pasture	2.02	4.99
0680	Permanent Pasture	1.56	3.85
9597	Wood	0.06	0.15
Total		8.11	20.03

What3Words: ooze.create.blitz



LOT 8 – 2.84 ACRES OPPOSITE RHONETH FARMHOUSE AND BUILDINGS

OS Number	Description	Hectares	Acres
0173	Permanent Pasture	1.15	2.84



SUMMARY

Lot No	Hectares	Acres
1	1.34	3.31
2	0.72	1.78
3	0.56	1.38
4	18.30	45.22
5	0.91	2.25
6	9.44	23.33
7	8.11	20.03
8	1.15	2.84
TOTAL	40.53	100.14

ACCESS

It has direct access from the Whitcott Keysett to Newcastle Road.

What3Words: shunted.enveloped.humidity

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
3. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
4. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
5. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

ACCESS

It is approached from Clun along the B4368 towards Newcastle on Clun and The Anchor. Just after Whitcott Evan, fork right towards Whitcott Keysett.

WATER

All lots are dependent on natural water supplies.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is included within a Countryside Stewardship Mid-Tier Agreement that expires on 31st December 2024. The purchaser(s) will be required to take on the Scheme to 31st December 2024.

TENURE

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

SPORTING RIGHTS

They are in hand and are sold with the freehold interest.

INGOING

There will be no ingoing valuation.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

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.

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

The land can be viewed in reasonable daylight hours with a copy of the sales particulars.

VENDOR'S SOLICITORS

FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury SY2 6LG

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.

METHOD OF SALE

This land is being offered for sale by tender in 8 lots.

Prospective purchasers should please submit their highest and best offer to Halls, either by letter or by email, by no later than 12 noon on Monday 3rd June 2024. The vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any offer 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.

