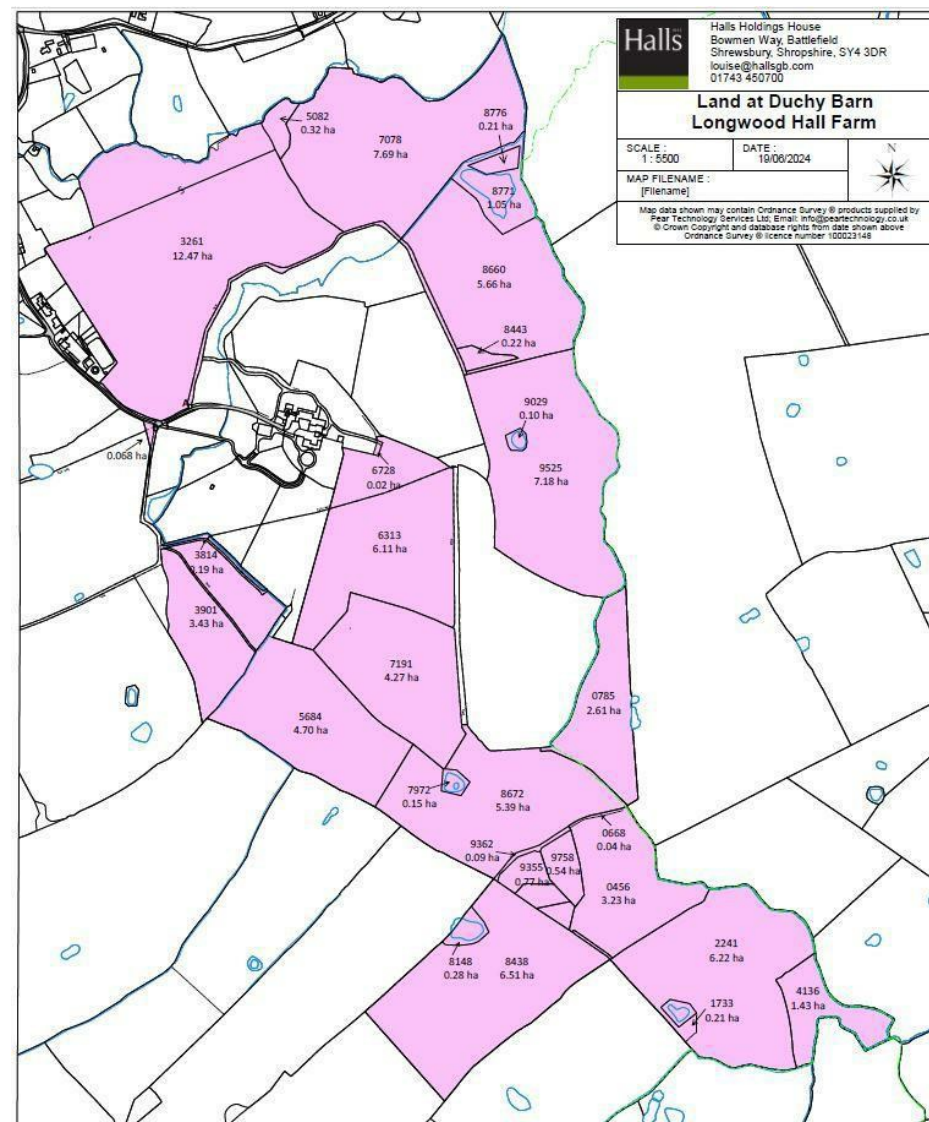


FOR SALE



200.54 Acres of Land, Duchy Barn Longwood Hall Farm, New Woodhouses, Whitchurch, Shropshire, SY13 4ER

Field Number	Area (ha)	Area (acres)
3901	3.43	8.48
3814	0.19	0.47
7191	4.27	10.55
5684	4.7	11.61
8672	5.39	13.32
0456	3.23	7.98
2241	6.22	15.37
8438	6.51	16.09
9355	0.77	1.90
9758	0.54	1.33
8148	0.28	0.69
4136	1.43	3.53
1733	0.21	0.52
7972	0.15	0.37
0785	2.61	6.45
6313	6.11	15.10
9525	7.18	17.74
8443	0.22	0.54
8660	5.66	13.99
8771	1.05	2.59
8776	0.21	0.52
7078	7.69	19.00
3261	12.47	30.81
5082	0.32	0.79
9362	0.09	0.22
6728	0.02	0.05
9029	0.1	0.25
0668	0.04	0.10
Road verge	0.068	0.17
Total	81.16	200.54



FOR SALE

Offers In The Region Of £1,800,000

200.54 Acres of Land, Duchy Barn Longwood Hall Farm, New Woodhouses, Whitchurch, Shropshire, SY13 4ER

A productive and versatile block of arable and grassland, amounting to approximately 200.54 acres.



01743 450 700

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



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- **Productive and versatile arable and grassland**
- **Approximately 200.54 acres**
- **Located on the Shropshire/Cheshire border**
- **Approximately 3 miles east of Whitchurch**
- **Interspersed woodland with environmental interest**
- **Borehole water supply**

SITUATION

The land is located in a rural area on the Shropshire/Cheshire border, just under 3 miles to the east of Whitchurch, and is easily accessed by the local main road network.

DESCRIPTION

The land comprises of a block of versatile and productive arable and grassland which is divided into convenient sized parcels, with a total area of approximately 200.54 acres (81.16 hectares). The arable land is currently cropped with oilseed rape and the grassland is mown and grazed.

The topography is gently undulating and the land benefits from fence or mature hedgerow boundaries with mature boundary trees. It is versatile and capable of growing a range of crops or grass. The land is interspersed with small areas of woodland and pools which provide some environmental interest.

The land is accessed via two tracks leading off the council-maintained road, as denoted by "A" and "B" on the plan. At point B, only part of the access track is owned. Beyond this area, the access is via a right of way.

According to Soilscales, the soil is a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil. The land is classed as Grade 3 according to the Agricultural Land Classification for England and Wales.

The arable land is currently farmed under a contract farming agreement, which ends on 29th September 2024, at which point vacant possession will be given.

The grassland is currently grazed or mown on a licence basis. The current licence ends on 31st October 2024.

A significant investment in fencing has been made in recent years.

Please see attached brochure for land schedule.

SERVICES

We understand the land benefits from a borehole water supply. The borehole is located on retained land and a right of access will be granted for maintenance.

We understand a 3-phase mains electricity connection is available in the vicinity.

BASIC PAYMENT SCHEME

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

NITRATE VULNERABLE ZONES (NVZ)

The land is situated within a Nitrate Vulnerable Zone.

ENVIRONMENTAL STEWARDSHIP

The land is being sold subject to an Entry and Higher Level (ELS/HLS) agreement which expires on 31st August 2028. Options relate to protection of in-field trees, permanent grassland with low inputs, buffer strips, wild bird seed plots, hedge and ditch management and overwintered stubble. A copy of the agreement is available upon request.

MINERAL RIGHTS

The mines and minerals are excluded from the sale, having been excepted by a previous Conveyance dated 16 December 1987.

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 outgoing 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, Shropshire 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 when the current contract farming and grazing/mowing licence has ended, as above.

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

SOLICITOR

Mr Nick Jackson, Blackstones Solicitors, Campaign House, 8 Cecil Road, Hale, WA15 9PA

SOLE AGENTS

Louise Preece, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR. louise@halls.gb.com, 01743 450700

