

FOR SALE

Approx. 11.88 acres Land at Withington, Shrewsbury, Shropshire, SY4 4PS



FOR SALE

Guide Price £130,000 - £140,000

Approx. 11.88 acres Land at Withington, Shrewsbury, Shropshire, SY4 4PS

Approximately 11.88 acres (4.81 ha) Arable Land

Guide Price £130,000 to £140,000



01743 450 700

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

- Approximately 11.88 acres arable land
- Capable of growing a range of crops
- Roadside access
- Level, productive land
- For Sale by Private Treaty
- Guide Price £130,000 - £140,000

SUMMARY

A single enclosure of productive and versatile arable land, amounting to approximately 11.88 acres.

SITUATION

The land is located in a rural area to the east of Shrewsbury, between Rodington and Withington. Access is taken directly off the council-maintained Caernarvon Lane.

What3Words: changes.node.embellish

DESCRIPTION

The land comprises of a single enclosure of versatile and productive arable land which has roadside access off Caernarvon Lane and a total area of approximately 11.88 acres [4.81 hectares].

The land has most recently been cropped with oilseed rape and in previous years has been cropped with cereals, potatoes and maize.

The topography is relatively level and the land benefits from mature hedgerow boundaries with mature boundary trees.

According to Soilscape, 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 borders Grade 2 land.

At the time of writing, the land is in stubble following a crop of oilseed rape. We propose the land be cropped with a first wheat in Autumn 2024 under the terms of a cropping licence, and the purchaser will be required to purchase the growing crop from the Licensor, at cost, which will be determined upon completion.

SERVICES

The land has previously been connected to mains water. This is disconnected but still available.

BASIC PAYMENT SCHEME

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

ENVIRONMENTAL STEWARDSHIP

There are no stewardship or grants schemes in place.

NITRATE VULNERABLE ZONE (NVZ)

The land is situated within a Nitrate Vulnerable Zone.

SPORTING AND MINERAL RIGHTS

We understand the sporting rights are in hand, in which case they will be included in the sale.

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, 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.

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 upon 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 private treaty.

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

SOLICITOR

Rachel Davenport, Clarkes Solicitors, 21 High Street, Newport, Shropshire, TF10 7AT.
Tel: 01952 281056.
Email: rachel.davenport@clarkeslaw.co.uk

SOLE AGENTS

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

