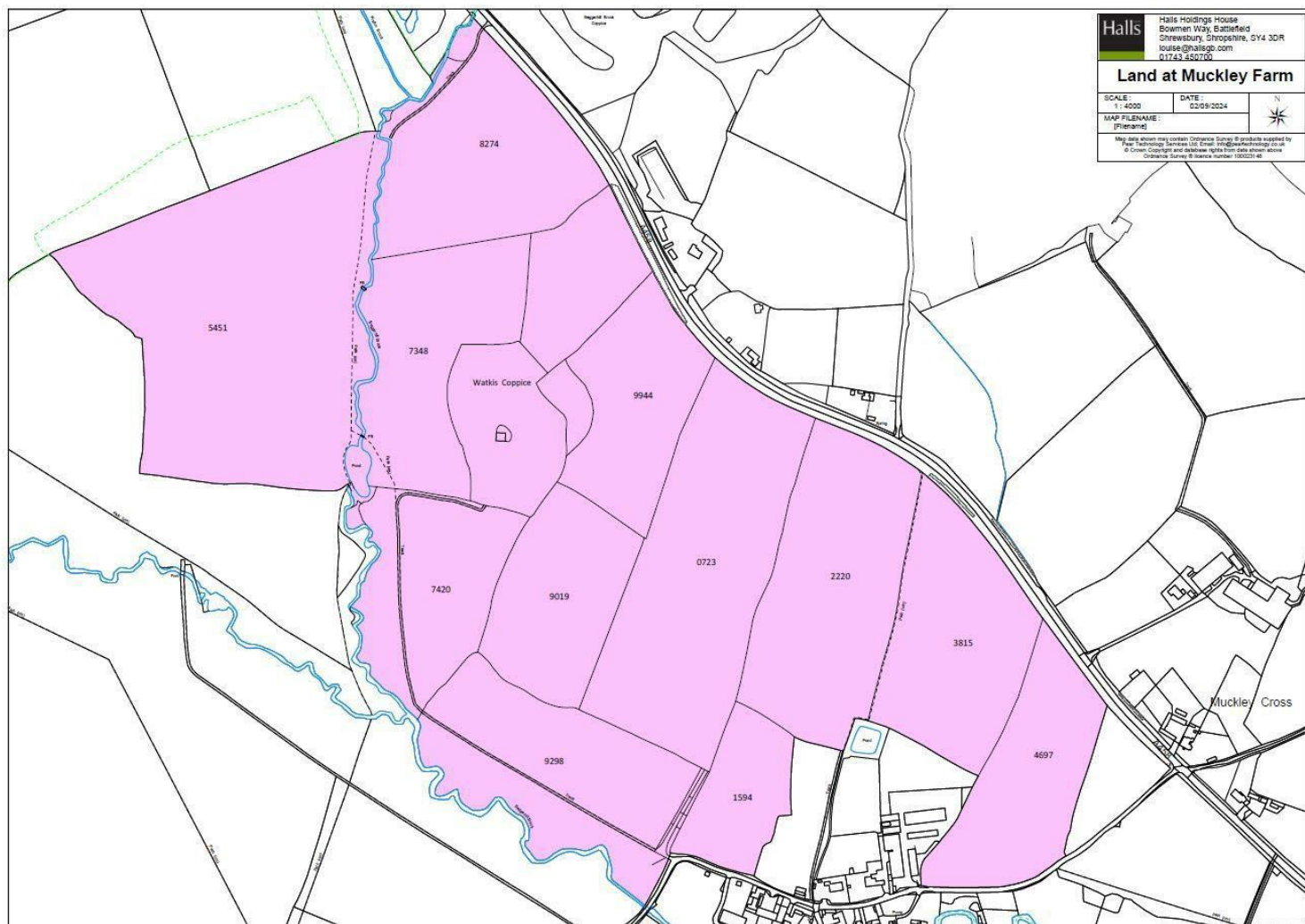


FOR SALE

Approximately 150.60 acres of Land at, Muckley Farm, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW



FOR SALE

Guide Price £1,330,000

Approximately 150.60 acres of Land at, Muckley Farm, Muckley, Acton Round, Bridgnorth, Shropshire, WV16 4RW

A productive and versatile block of arable land, grassland, and woodland amounting to approximately 150.60 acres and being sold subject to tenancy. 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@hallsgb.com



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- Approximately 139.34 acres arable and grassland
- Approximately 11.26 acres woodland
- Productive and versatile
- Excellent road and internal track access
- Subject to Farm Business Tenancy
- Attractive investment opportunity

SITUATION

The land is located in a rural area of south-east Shropshire, adjacent to the A458 between Much Wenlock and Bridgnorth and with excellent roadside and internal track access.

DESCRIPTION

Halls have been favoured with instructions from the Executors to the Estate of the Late Mr Bernard Dale, to offer for sale this block of productive and versatile land and woodland at Muckley, originally forming part of Muckley Farm.

The property comprises of approximately 139.34 acres of arable and grassland which is currently subject to a Farm Business Tenancy, together with approximately 11.26 acres of mixed woodland.

ARABLE AND GRASSLAND

The Beggarhill Brook passes through the land to the west and can be crossed at two points to gain access to the field on the other side. [5451]. Access to the land is taken off the A458 or off the council-maintained Muckley to Acton Round road and via good internal tracks. According to Soilscape, the soil type varies between freely draining and slightly acid loamy and clayey soil. The land varies between Grade 2 and Grade 3 according to the Agricultural Land Classification for England and Wales.

The topography is generally undulating or gently sloping.

A Schedule of the land is available from the Agent.

FARM BUSINESS TENANCY

The Farm Business Tenancy commenced on 1st May 2019 and the fixed term expires on 30th April 2031. There are no break dates in the agreement. The rent is payable quarterly in advance, on 1st May, 1st August, 1st November and 1st February and was last reviewed in 2024. A copy of the agreement can be requested from the Agents.

WOODLAND

The woodland is offered for sale with vacant possession and comprises of approximately 11.26 acres of mixed woodland which is accessed over an internal track.

Within the woodland there is a large timber chalet that has been in situ for approximately 10 years and has a range of potential uses.,

SERVICES

We understand the land benefits from a mains water supply.

BASIC PAYMENT SCHEME

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

NITRATE VULNERABLE ZONES (NVZ)

The land is not situated within a Nitrate Vulnerable Zone.

MINES, MINERALS AND SPORTING RIGHTS

In hand, and will pass with the freehold.

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 outgoing 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.

PROPERTIES AT MUCKLEY FARM

The following properties are for sale at Muckley Farm:

Muckley Farm farmhouse

Barn and 2.64 acres

Yard and buildings

Bush House (subject to FBT)

150.60 acres of land (subject to FBT)

Please get in touch if you require any further information.

TENURE

The freehold is for sale, subject to tenancy in respect of the arable land and permanent grassland, and with vacant possession in respect of the woodland.

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 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 21st October 2024. The vendors will allow seven working days to consider the offers before a decision is made. The tender should be submitted in a sealed envelope marked "Land at Muckley Farm-Tender", for the attention of Louise Preece.

The vendors do not undertake to accept the highest offer or indeed any offer and reserves the right to continue negotiations with parties of their choosing.

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

GUIDE PRICE

£1,330,000

SOLICITOR

FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury, SY2 6LG. Tel: 01743 241551.

SOLE AGENTS

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

