



Land and buildings at Clive Wood Farm
Clive, Shropshire

Land and buildings at Clive Wood Farm, Clive, Shrewsbury SY4 5PR

A superb, ring-fenced block of predominately arable land in a prime location on the outskirts of the picturesque village of Clive in North Shropshire.

Approx. 163.30 acres (66.08 hectares) of arable, pasture and woodland.

Traditional building and Dutch barn with potential for development (subject to the necessary consents).

Available as a whole or in two lots by private treaty.

The property is for sale with freehold interest and vacant possession upon completion and will be subject to holdover or incoming valuation of the crop dependent on the timing of sale.

Lot 1: 160.93 ac (65.13 ha) of arable, pasture and woodland

115.00 ac (46.54 ha) of arable land
38.79 ac (15.70 ha) of pasture
7.14 ac (2.89 ha) of woodland (approx.)

The land comprises of undulating, free draining, clay loam soil which is mainly Grade 2 and Grade 3 agricultural land.

The arable land is currently cropped with a mixture of mainly winter combinable crops. A smaller acreage is down to permanent pasture and there is a block of mixed native woodland. The previous four years of cropping can be supplied on request.



Lot 2: Owl Barn and Dutch barn set in two acres

The buildings comprise of a traditional building of brick construction (Owl Barn) and a Dutch barn. They are situated to the centre of the land in a stunning location with beautiful 360-degree views over the North Shropshire countryside.

Owl Barn has the potential to create an idyllic dwelling subject to obtaining the necessary planning consents. There is the potential to be able to secure development via Class Q permitted development rights which have recently been amended to include single storey rear extensions to eligible agricultural buildings. All interested parties should make their own enquiries and satisfy themselves regarding any necessary consents and the condition of the buildings.

Approximately two acres of land adjoining Owl Barn is included in the sale of this Lot.

Access

The drive off Wem Road to the farmhouse is an unclassified but adopted public road. The tracks are unregistered and there is a right of access for the benefit of the land.

Services

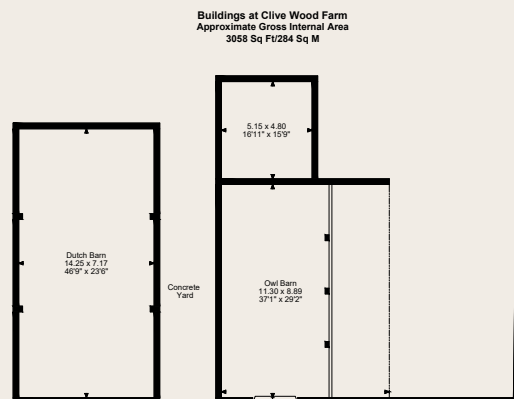
We understand there is a mains water supply to the land but the purchaser should satisfy themselves in terms of suitability.

Basic Payment Scheme

The land is registered with the Rural Payments Agency. The de-linked payments will be retained by the Vendors.

Environmental Stewardship

The land is currently under a Higher Level Stewardship Scheme AG00424262 with a term date of 31st October 2024.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Shropshire Council.

Boundaries: 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, roads, hedges or fences.

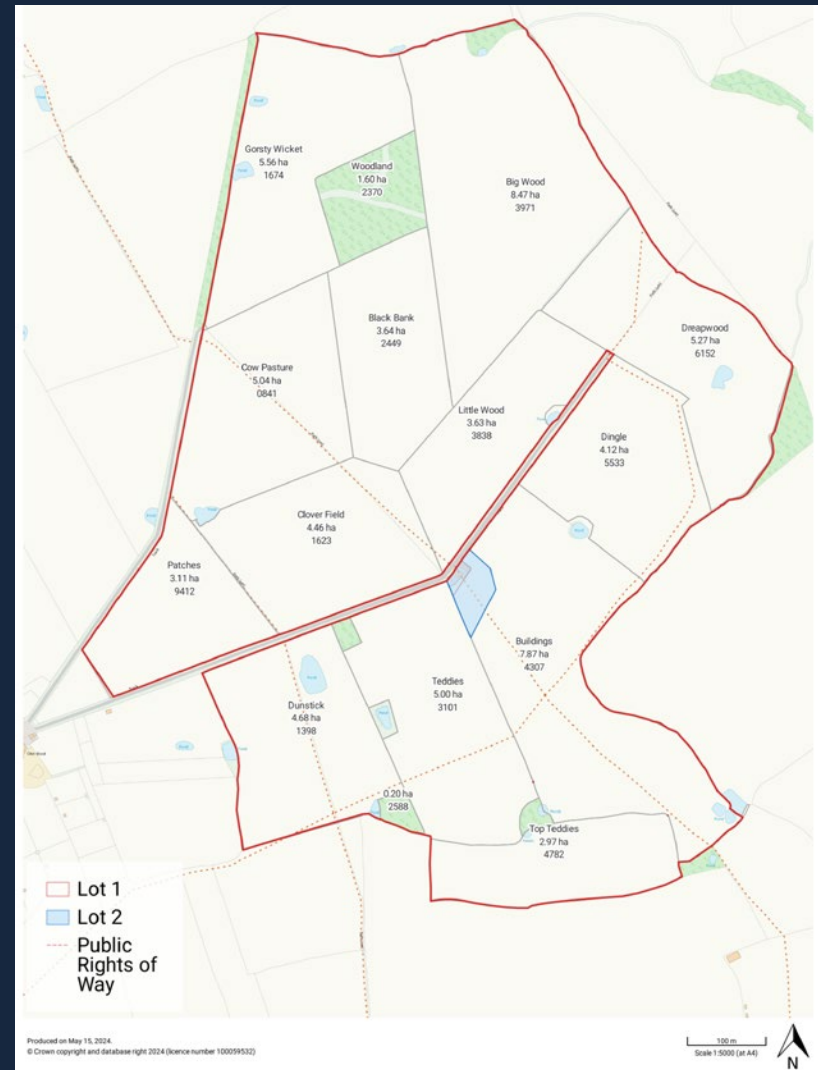
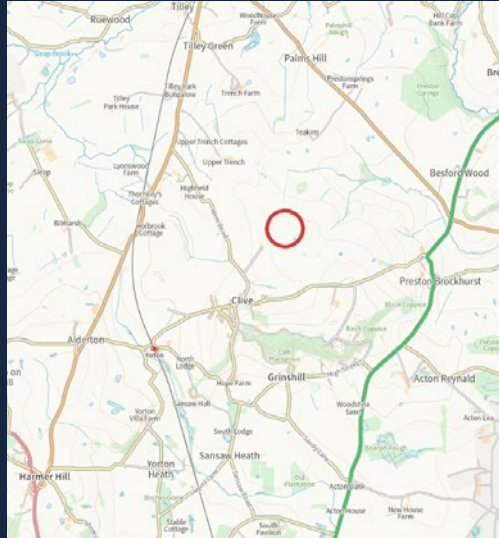
Wayleaves, Easements & Rights of Way:

There are public rights of way across the land as marked on the plan. The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Directions: The land is accessed off the Wem Road up the Clive Wood Farm drive which leads to the farm tracks.

What3Words to the buildings is: scarecrow.
alike.twirls

Viewing: Strictly by confirmed appointment via email info@williamsround.co.uk or by phone 01939 260302.



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