



Little Acorn Farm
Whixall, Whitchurch

barbersRURAL
rural surveyors & property agents



A unique opportunity to purchase a well-equipped smallholding with potential for equestrian or agricultural use. The site comprises:

Steel portal framed building (60' x 30'). Concrete block with Dutch boarding above, split level, open fronted with access to rear. Most recently used for housing of stock and storage this building could be easily adapted to create American barn style stabling.

Open fronted pole barn (90' x 20'). Ideal for storage or for housing of stock.

The buildings are located to the rear of the site with a hardcore track giving access from the road. The land lies to either side of the buildings and is split in to two parcels with potential to sub-divide further, the level land would be ideal for creation of a manège (subject to the necessary permissions). Mature hedgerows encircle the site offering protection for stock but also providing privacy. The site as a whole totals 3.63 Acres (1.47 Ha).

For those with equestrian interests the network of surrounding quiet country lanes and bridlepaths would provide ideal hacking out opportunities and a number of well-reputed competition venues and facilities are within close proximity.

Planning

Please note that the site has had the benefit of temporary residential planning permission previously (in the form of a static caravan) which has now lapsed, this was tied to the calf rearing enterprise which was run from the site. (Ref I4/00834/FUL).

Services

Mains water and electric are connected. No other mains services are connected however they are believed to be available in the area, connection to these would be at the cost of the buyer. Solar panels situated on the roof of the agricultural building provide an income and support the electric supply.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted within the next 25 years for the land to be used for any purposes other than equestrian or agricultural use then the sellers or their heirs

will be entitled to 25% of the increase in value.

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

Method of Sale

For Sale by Private Treaty as a whole.

Tenure

We are advised that the land is freehold and will be available with vacant possession.

Rights of Way & Easements

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///identity.airstrip.football
Postcode: SY13 2QD

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