



Land to the west of Fernleigh  
Crickmerry, Nr Market Drayton

**barbers****RURAL**  
rural surveyors & property agents





This useful block of arable land is located equidistant between the market town of Market Drayton and the attractive village of Hinstock, in the heart of the beautiful North Shropshire countryside, and is found less than 0.5 mile from the A41 trunk road. The land, which totals 11.56 Acres (4.68 Ha), is in arable rotation (most recently roots) and has been used for growing a range of combinable crops.

The soil is a free draining slightly acidic loamy soil and would be suited to a range of spring and autumn sown crops. The land has a Provisional Land Classification of Grade 3.

Access is available from the south via the Crickmerry to Sydnall Lane. Whilst there is road frontage to the lane at the north there is not currently a gateway.

**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 mis-statement 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.

**Method of Sale**

For Sale by Private Treaty as a whole.

**Services**

Mains water is connected to the land. Connection to any further services would be at the cost of the buyer.

**Development Clawback**

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 20 years then the sellers or their heirs will be entitled to 25% of the increase in value.

**Rights of Way & Easements**

A public footpath crosses the southeast corner of the land. A public bridlepath runs along the eastern boundary but is outside of the ownership.

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.

**Tenure**

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

**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: Gate ///cares.science.sunflower  
Postcode: TF9 2BH

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"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.



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