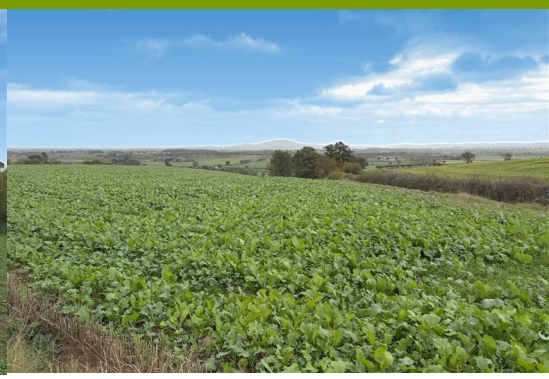


MAIZE LAND AT BAYSTON FARM

BAYSTON HILL | SHREWSBURY | SHROPSHIRE | SY3 0AR







An excellent opportunity to secure approximately 34.79 acres (14.08 hectares) of arable land at Bayston Hill, to let for one maize season from 1 April 2027 to 15 October 2027.

The land is offered in two lots, available separately or together:
- Lot 1 – 22.89 acres off Lyth Hill Road
- Lot 2 – 11.90 acres off Burgs Lane, near Bayston Farm

TENDER DEADLINE: 7th DECEMBER 2026

TO LET BY INFORMAL TENDER





- **Approximately 34.79 Acres**
- **To let by Informal Tender**
- **To let for one Maize season from 1 April 2027 to 15 October 2027**
- **Tender Deadline 7th December 2026**

THE CROPPING OPPORTUNITY

The land comprises approximately 34.79 acres (14.08 Hectares) of arable land.

The land is offered in two lots, available separately or together:

• Lot 1 – 22.89 acres off Lyth Hill Road
• Lot 2 – 11.90 acres off Burgs Lane, near Bayston Farm

LOCATION AND ACCESS

The land lies on the southern edge of Bayston Hill, about 3 miles south of Shrewsbury town centre.

• Lot 1 sits south of the village, west of the A49. Access is directly off Lyth Hill Road.

• Lot 2 sits east of the railway line. Access is via Burgs Lane, close to Bayston Farm.

The boundaries are shown edged red on the accompanying plans.

THE LAND

Lot 1 - totals 22.89 acres in two parcels, Field (14.00 acres) which has frontage to Lyth Hill Road and Field no 3270 (8.89 acres) which adjoins the other field to the east.

Lot 2 - totals 11.90 acres in two parcels, Field no 1640 (9.71 acres) - please note the pond is excluded from this Lot, and Field 1663 (2.19 acres) forming a narrow strip beside the railway.

Total acreage: 34.79 acres

SOIL ANALYSIS

The Landlord is currently having the soils analysed by an Agronomist and this information will be available from the Letting Agent shortly.



TERMS OF THE LICENCE

Term: 1 April 2027 to 15 October 2027, for one maize crop only.

Agreement: a cropping licence for 6 1/2 months.

Rent: offers per acre are invited for the whole term. The rent is payable in two equal instalments: 50% on signing and the remaining 50% on 1 April 2027.

Cropping: the land is to be used for maize only. The licensee is to leave the land in a clean, workable condition by the end of the term.

Outgoings: all cultivations, seed, fertiliser, sprays and harvesting are at the licensee's cost. The licensee is also responsible for applying farmyard manure to the land at their own cost.

Subsidy and schemes: the landlord retains any entitlement to schemes or payments.

Damage and mud: the licensee must make good, at their own cost, any damage to gateways and boundary fences caused during the licence. The licensee must also clean any mud from the public highway resulting from cultivations or harvesting the crop.

TENDERS, VIEWING AND CONTACT

Tenders: written offers per acre, stating the lot(s) offered for, are to reach the agent by 7th December 2026.

Viewing: on foot at any reasonable time in daylight hours, with a copy of these particulars.

Agent: James F Evans, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.
Telephone 07581 552438.

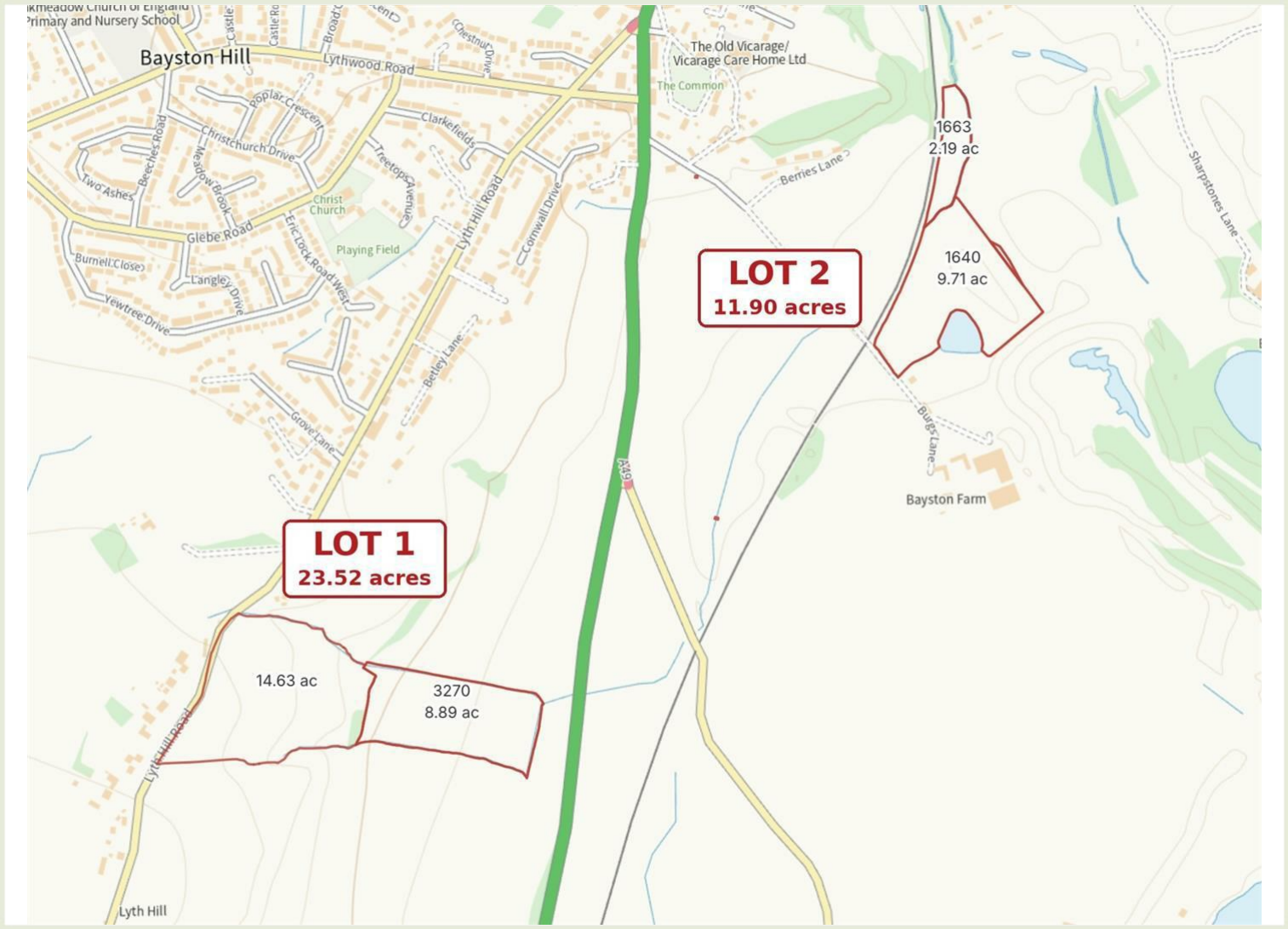
The landlord is not bound to accept the highest or any offer. These particulars are for guidance only and do not form part of any contract. Areas are approximate.

TENDER DEADLINE

5.00 pm on Monday, 7th December 2026.

IMPORTANT INFORMATION

These particulars have been prepared to provide an overview of the cropping opportunity and should be read alongside the accompanying plan and tender form. The acreage is approximate and will be confirmed as necessary in the cropping agreement. Prospective applicants should make their own enquiries, inspect the land (on foot at any reasonable time in daylight hours, with a copy of these particulars) and satisfy themselves as to its suitability for their intended use. The cropping will be subject to the final agreed terms and conditions.



Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning or development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

BATTLEFIELD LETTINGS

Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR

01743 450700 reception@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using

upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the

MAIZE LAND

BAYSTON FARM | BAYSTON HILL | SHREWSBURY | SY3 0AR

OFFERED BY TENDER

Land: Approx. 34.79 acres (14.08 ha) of arable land at Bayston Hill, Shrewsbury, to let for one maize season from 1 April 2027 to 15 October 2027.

Return by **7th December 2026** to James F Evans, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR, or by email to jamese@hallsgb.com. Post in a sealed envelope marked "**Bayston Hill Maize Land Tender**".

1. APPLICANT DETAILS

Full Name of Applicant:

.....

Business Name:

.....

Address:

.....

.....

Mobile Tel No: .....

Email address: .....

Farm or holding where the Maize will be used: .....

Contractor (if any): .....

2. OFFER

Offer a rent per acre for the whole term. You may offer for one lot, or both.

Lot	Acres	Offer per acre (£)	Total for term (£)
Lot 1 – off Lyth Hill Road	22.89		
Lot 2 – off Burgs Lane	11.90		
Both lots together	34.79		

3. DECLARATION & ACCEPTANCE

I/We offer to take the land on the terms set out in these particulars. I/we agree to pay the rent in two equal instalments: 50% on signing and the remaining 50% on 1 April 2027.

I/We understand that the landlord is not bound to accept the highest or any offer.

Signature: .....

Full name of signatory: .....

On behalf of (Applicant trading entity, if applicable):

.....

Date: ..... / ..... / **2026**

SUBMISSION
Please return the completed tender by email to:
James Evans | Halls Holdings Limited
Email: jamese@hallsgb.com

Closing date: **5.00pm on Monday 7th December 2026**