



**Roger
Parry**
& Partners

LAND AT WHITE HOUSE FARM

Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AA

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Roger Parry & Partners are delighted to have been instructed in the sale of a large block of productive grassland, conveniently situated between Shrewsbury and Oswestry and extending to approximately **107.08 acres (43.33 hectares)**. The land is offered as a whole or in two lots.

Guide Prices

Lot 1 - £825,000

Lot 2 - £225,000

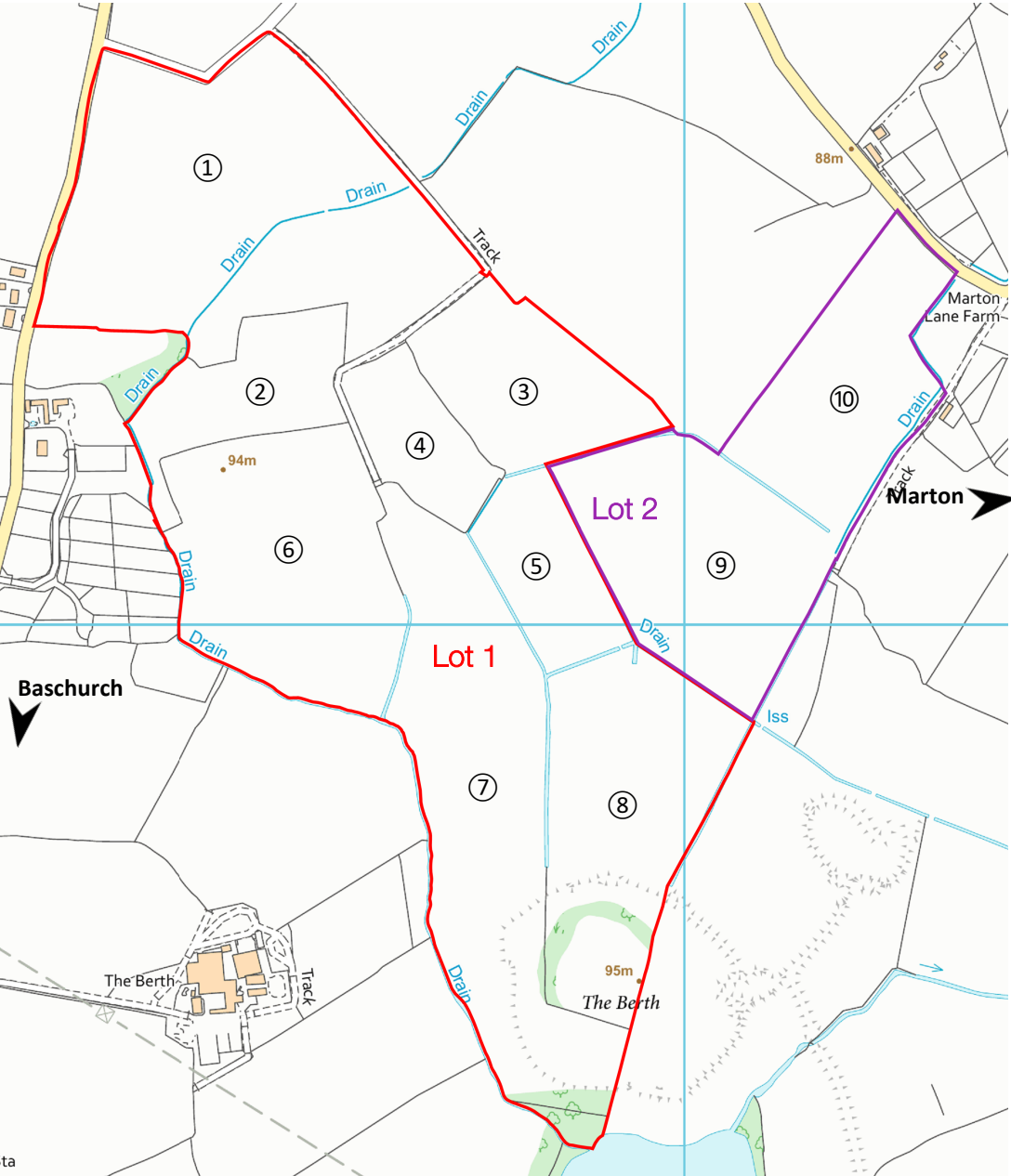
	Description	Size (acres)	Size (hectares)
Lot 1	Pasture	86.52	35.01
Lot 2	Pasture	20.56	8.32

The land is currently down to grass and has been utilised as pasture for livestock as well as mowing for silage/hay production. The majority of the land has been put into arable rotations in the past with fields that have produced strong maize, wheat and other grain crop yields. Lot 1 has part freely draining acid loamy soils/part fen peat soils and lot 2 has loamy and clayey soils.

There are well kept fences with mature trees and hedgerows to boundaries and ditches for drainage throughout. Generally the land has a flat or gently sloping topography allowing for easier use and management. There is a mains water supply in the road that could be connected into, with the pipes to the fields in place.

Alongside the main farm enterprises, the holding has been effectively managed in agri-environment schemes to generate useful supplementary income streams, particularly with the peaty area to the south of the holding.





		Field Number	Description	Size (Acres)	Size (Hectares)
Lot 1	1	SJ4224 5842	Pasture	22.48	9.10
	2	SJ4224 5723	Pasture	5.29	2.14
	3	SJ4224 8425	Pasture	7.13	2.89
	4	SJ4224 7318	Pasture	3.73	1.51
	5	SJ4224 8605	Pasture	4.55	1.84
	6	SJ4224 6101	Pasture	13.02	5.27
	7	SJ4223 8182	Pasture	17.91	7.25
	8	SJ4223 9481	Pasture	12.38	5.01
Total				86.51	35.01
Lot 2	9	SJ4324 0107	Pasture	11.60	4.70
	10	SJ4324 1723	Pasture	8.96	3.63
	Total			20.56	8.32

Services

The property is served by the following; Mains Water (in the road).

Method of Sale

Private Treaty.

Tenure

Freehold with vacant possession on completion.

Local Authority

Shropshire County Council.

Protected Areas

To the southern point of the land is a designated Ancient Monument.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Agri-Environment Schemes

The farm is subject to a scheme. Please ask the selling agent for further details.

Legal Information

There shall be an overage provision on part of field 1 where the vendor will receive 30 per cent of any uplift in value for a period of 30 years as a result of any non-agricultural or non-equestrian development.



Directions

From the Audi Garage roundabout at Battlefield, Shrewsbury, take the A528 towards Wem. Continue for 3.5 miles. At Harmer Hill, take a left towards Ellesmere and continue on the A528 for a further 2 miles. At Myddle, turn left and continue for 1.5 miles and then in Marton take a right signposted towards Weston Lullingfields. In 1 mile, lot 2 will be on your left hand side as indicated by the Agent's "For Sale" board. For Lot 1, continue up the road and then take a left. Field 1 will be the second field to your left.

What3words Lot 1 *///chatters.apple.nooks*

Lot 2 *///keys.negotiators.lightens*

Viewing Arrangements

Viewing of the property is strictly by appointment only through

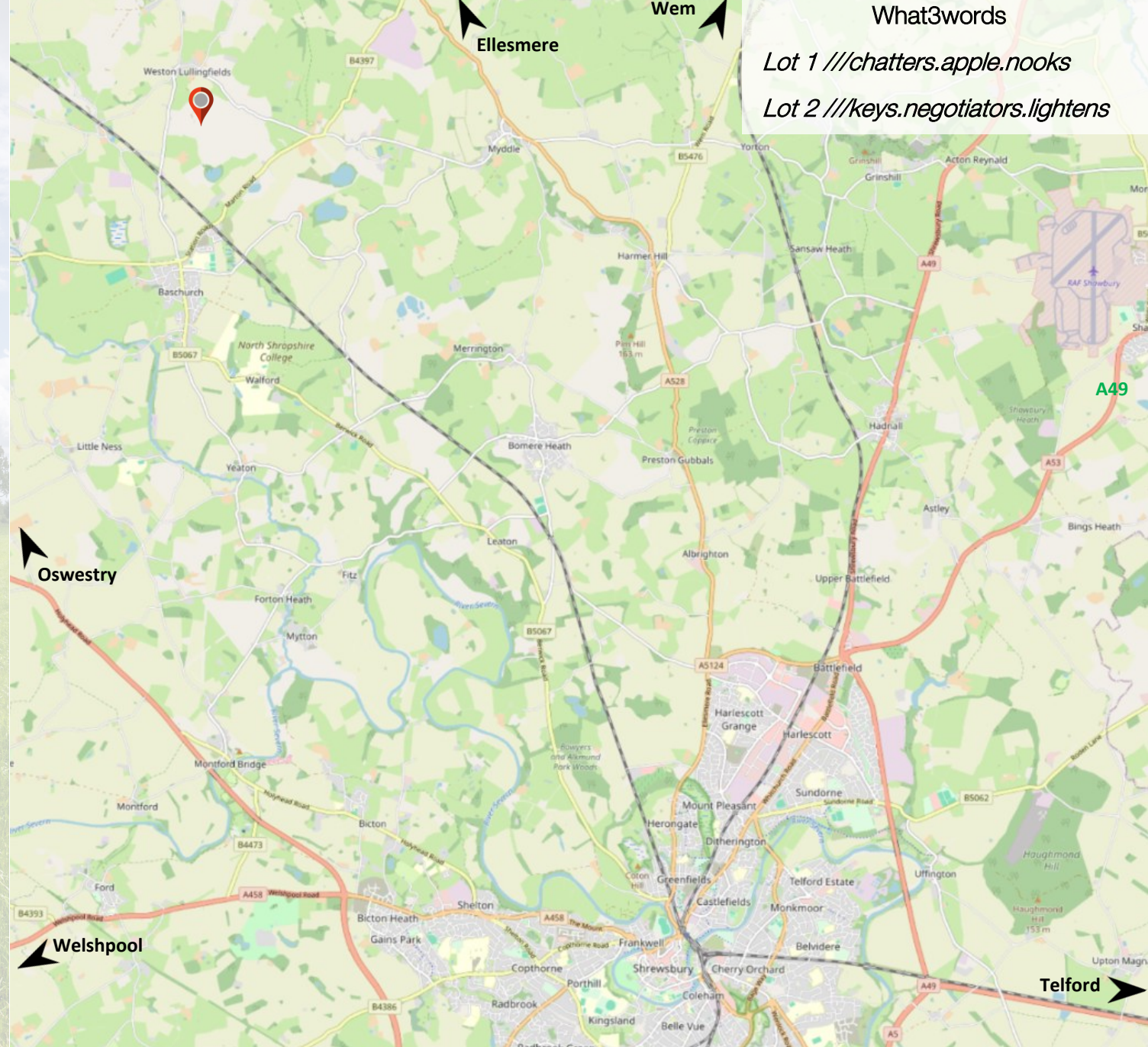
Please contact our Head Office:

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Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.