



BOWEN

PROPERTY SINCE 1862

Guide Price £300,000

Farm Buildings & 8.103 Acres, Ladyhill, West Felton,
Oswestry, SY11 4JZ



8.103 Acres (3.279 ha)

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General Remarks

For sale by Private Treaty a rare opportunity to purchase 8.103 acres (3.279 ha) of pasture land together with a range of farm buildings located in picturesque countryside on the outskirts of the village of West Felton.

Location: West Felton has an excellent range of amenities and easy access onto the A5/A483 providing direct commuting routes to the nearby towns of Oswestry and Shrewsbury, together with the cities of Wrexham and Chester.

Farm Buildings: The holding benefits from the following agricultural buildings:

Dutch Barn: 59' 9" x 26' 11" (18.2m x 8.2m) Of steel portal framed construction, with steel clad sides and back, an open front and an earth floor.

Covered Yard: 30' 6" x 27' 7" (9.3m x 8.4m) With a steel frame under a fibre cement roof.

Dairy Parlour: 25' 11" x 18' 1" (7.9m x 5.5m)

Shed: 74' 10" x 45' 7" (22.8m x 13.9m) A steel framed cubicle shed with a steel roof and 50 cubicles.

Land: Lot 1 - outlined in red - 85.923 acres (34.772 ha) of pasture and arable land. Lot 2 - outlined in blue - 8.103 acres (3.279 ha) pasture together with farm buildings.

Method of Sale: The property is offered for sale by private treaty as a whole or in two separate lots.

Tenure: Freehold with vacant possession upon completion.

Development Overage: The land will be sold subject to a development overage clause of 30% for a term of 20 years. For further information contact the selling agents.

Services: We understand that mains electricity and water is connected, however potential purchasers should satisfy themselves that this is the case before submitting an offer.

Easements, Wayleaves & Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.



Town and Country Planning Act: The property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Plans: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and site areas have been calculated using Promap.

Local Authority: Shropshire Council Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Directions: From West Felton turn onto 'The Avenue' adjacent to West Felton village stores and follow this road over the A5 and onto Woolston Road. Continue past West Felton Church and take the next right turning. Continue for approx. 1/2 mile and the gateway is located on the right-hand bend after the farm buildings.

What3words: [///tongsten.supporter.songbook](https://www.what3words.com/#!/tongsten.supporter.songbook)





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.