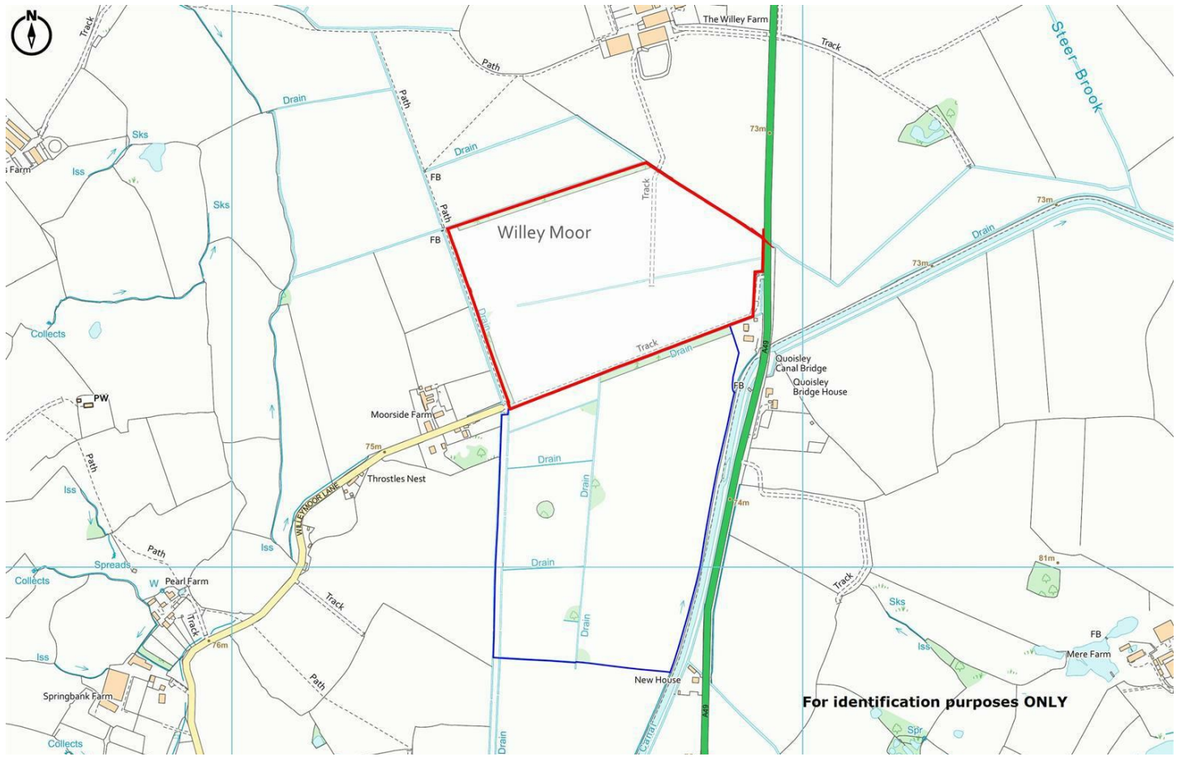
FOR SALE

36.7 Acres of Land at Willeymoor, Tushingham, Nr Whitchurch, Cheshire, SY13 4HN



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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FOR SALE

Price Guide £295,000

36.7 Acres of Land at Willeymoor, Tushingham, Nr Whitchurch, Cheshire, SY13 4HN

A productive parcel of genuine grassland extending to around 36.7 acres in an attractive and noted farming district with access from the A49 and A41 (via Willeymoor Lane), providing commercial possibilities (subject to PP), situated a short distance from the popular village of Tushingham.







FOR SALE

Whitchurch (3 miles), Market Drayton (16 miles), Wrexham (17 miles) and Chester (17 miles).
(All distances approximate)

- **Grassland suitable for BNG or carbon related projects**
- **Suitable for entry into the expanded SFI scheme**
- **Commercial possibilities (subject to PP)**
- **Two vehicular accesses A49 & A41**
- **Extending, in all, to around 36.7 acres**
- **Further adjacent land available by separate negotiation**

DESCRIPTION
Halls are favoured with instructions to offer the Land at Willeymoor, Tushingham, nr Whitchurch, for sale by private treaty.

The land is a productive parcel of genuine grassland in an attractive, well known farming district ideal for the grazing of all kinds of livestock extending, in all, to around 36.7 acres, or thereabouts.

At present, retained within one rectangular enclosure of level grassland with an access from the A49 to the east or from the A41 to the west via Willeymoor Lane.

The locale, nature, and soil type of the land means that it could present the opportunity for the land to be incorporated into BNG or carbon-related projects. In addition, it would also be suitable for entry into the expanded Suitable Farming Incentive scheme.

The sale of the land at Willeymoor does, therefore, provide an excellent opportunity for purchasers to acquire a conveniently located block of land, particularly well suited to the grazing of livestock but also offering leisure possibilities and the opportunity for the land to be incorporated in to BNG or carbon related projects.

There is a further block of land positioned to the south, extending to around 47.3 acres (delineated in blue on the attached plan) and enjoying frontage on to the Llangollen branch of the Shropshire Union Canal along the Eastern boundary (circa 500m), separated by a drainage channel which could be relatively easily bridged to provide leisure possibilities (subject to LA consent).

SITUATION
The land is situated in a convenient and accessible location around 3 miles north of Whitchurch accessed from either the A49 to the east or A41 (via Willeymoor Lane) to the west, a short distance from the popular village of Tushingham. The lower block of land benefits from around 500 metres adjoining the Llangollen branch of the Shropshire Union Canal just south of Quoisley Bridge (number 25) between Whitchurch branch junction to the south and Wrenbury bridge to the east.
Whitchurch provides an extensive range of amenities of all kinds and is within relatively easy commuting distance of Market Drayton (16 miles), Wrexham (17 miles) and Chester (17 miles).

DIRECTIONS
Access from A49 (east) w3w: arts.motive.derranged
From Whitchurch (Whitchurch bypass/Tarporley Road roundabout) proceed north in the direction of Tarporley for 2.2 miles and the eastern access to the land will be positioned on your left hand side identified by a Halls 'For Sale' board.

Access from A41 via Willeymoor Lane (west) w3w: look.spires.wasps
From Whitchurch (Whitchurch bypass/A41 roundabout) proceed north in the direction of Chester for 2 miles and turn right into Wobbs Lane signposted Willeymoor. Almost immediately take your first turning left into Willeymoor Lane and continue for 1 mile where the land will be situated in front of you identified by a Halls 'For Sale' board.

TENURE & POSESSION
We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

MODE OF OFFERING
The land is offered for sale by private treaty with a further block of land adjacent extending to around 47.3 acres, available by separate negotiation (delineated in blue on the attached plan).

LOCAL AUTHORITY
Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA Tel: 0300 123 8123.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES
The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants whether mentioned in these sales particulars or not. Please note, we are aware of a Public Footpath running east to west along the southern boundary.

BOUNDARIES, ROADS & FENCES
The purchaser would be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for the ownership of the fences and hedges.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
In daylight hours by those in possession of a set of Halls sales particulars.



