




BOWEN

PROPERTY SINCE 1862

Guide Price £1,300,000

 93.04 acres (37.652 ha)
As a Whole or in Two Lots

**93.04 Acres, Ladyhill, West Felton,
Oswestry, SY11 4JZ**

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For sale by Private Treaty as a whole or in two lots. A rare opportunity to purchase 93.04 acres (37.652 ha) of arable and 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.

Lot 1: outlined in red - 85.923 acres (34.772 ha) of arable and pasture land.
Guide Price - £1,000,000

Lot 2: outlined in blue - 8.103 acres (3.279 ha) pasture together with farm buildings.
Guide Price - £300,000





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.

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: Please note that the land is sold subject to a development overage clause of 30% for a term of 20 years, commencing from 22nd March 2023.

However, the owner has the right to construct or erect a single dwelling which is intended to and will only be occupied by a person solely or mainly employed or last employed in agriculture as defined by section 336 (1) of the Town and Country Planning Act 1990. 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.

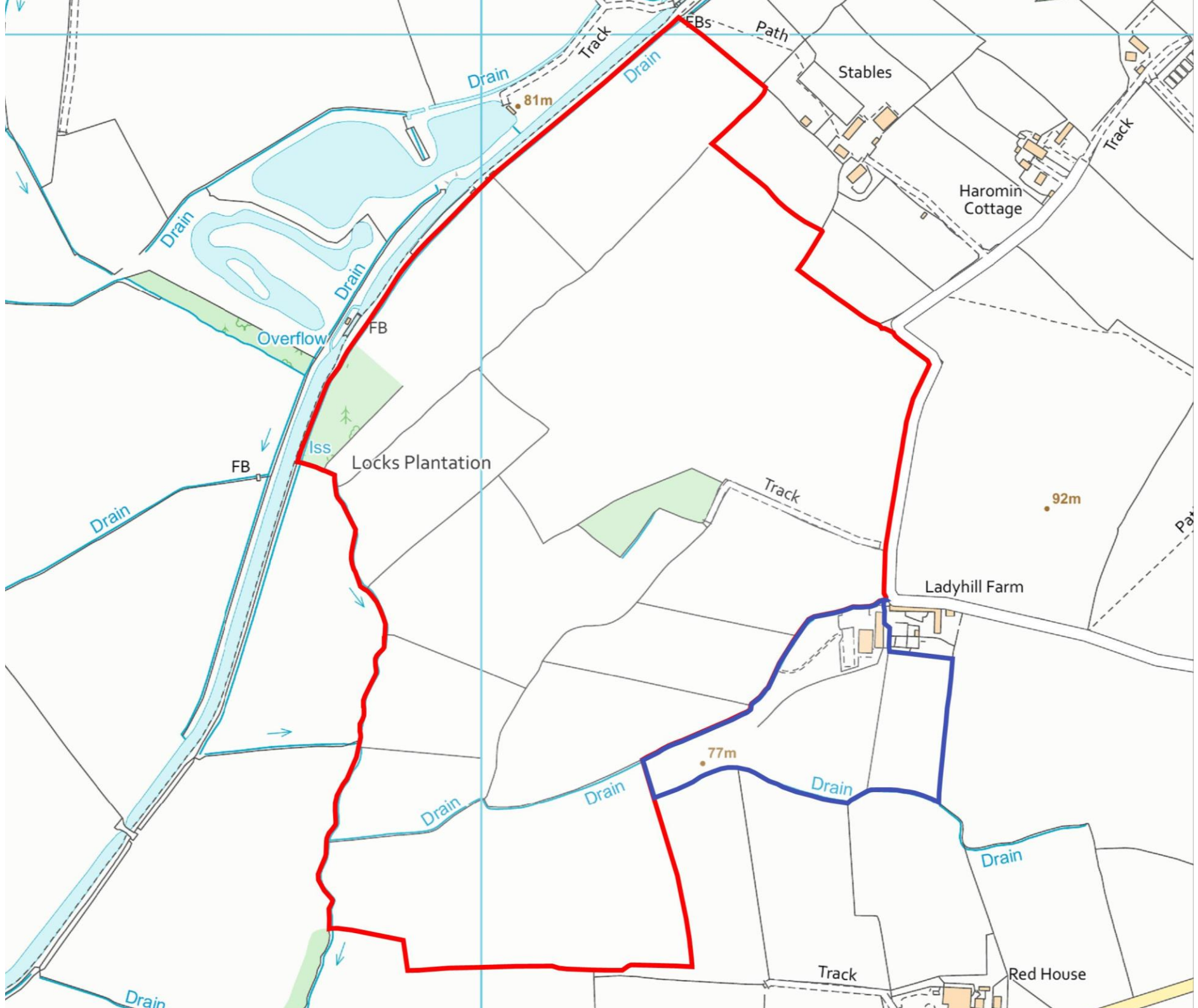
Town and Country Planning Act: The property, notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

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: ///tungsten.supporter.songbook





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