

FOR SALE

Land at Cross Lanes Farm St Martins, Oswestry, Shropshire, SY11 3HH



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Guide Price £350,000

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An excellent and genuine block of versatile and productive grassland, located in a well known farming district, close to the village of St. Martins and extending to approximately 33.91 acres (13.72 ha).



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



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Oswestry- 4.5 miles Ellesmere- 5 miles Chester- 20 miles Shrewsbury- 20 miles
(All distances are approximate)

- Approximately 33.91 acres (13.72 ha)
- Versatile and productive grassland
- In a ring fence
- Mains water supply
- Roadside access
- Edge of village location

General Remarks

Halls have been favoured with instructions to offer this first class and genuine block of approximately 33.91 acres (13.72 ha) of grassland at Cross Lanes Farm, St. Martins, for sale by Private Treaty. Located in a noted farming district, the land will be of interest to farmers, equestrians and lifestyle purchasers alike.

Situation

The land is conveniently located on the edge of the North Shropshire village of St. Martins, adjacent to the council-maintained C road that leads from the village, towards the hamlet of Wiggington. It lies approximately 0.5 miles from the B5068 Dudleston Heath/Ellesmere Road and approximately 1.8 miles from the Weston Rhyn/Chirk junction of the A5.
What3Words: tokens.education.zaps

Description

The land comprises a ring fenced block of versatile and productive grassland, with a total area of approximately 33.91 acres (13.72 ha). It has predominantly been managed by mowing in recent years, with up to three cuts being taken in a season. It is also suitable for grazing and benefits from a mains water supply to 4 troughs.

Access is taken directly off the council-maintained ‘C’ road which runs from St. Martins to Wiggington, A stoned track along the boundary of the first field, provides access onwards to the remainder of the land.

Services

We understand the land is served by a mains water supply. Prospective purchasers must verify this for themselves.

Nitrate Vulnerable Zone

The land is not located in an NVZ.

Environmental Stewardship

The land is not subject to an environmental stewardship scheme.

Sporting and Mineral Rights

Insofar as we are aware the sporting rights are included with the freehold. We understand the mines and minerals together with ancillary powers of working, were excepted by a previous conveyance.

Rights of Way, Wayleaves and Easements

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

Boundaries, Fences and Roads

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

Local Authority

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ. Tel: 0345 6789000.

Tenure and Possession

The land is of freehold tenure and vacant possession will be given on completion.

Viewings

Viewings can take place at any time during daylight hours with a set of particulars in hand.

Method of Sale

The land is to be offered for sale by Private Treaty, as a whole. The agents, on behalf of the vendor, however, reserve the right to alter, divide, amalgamate or withdraw any of the land for sale at any time. The selling agents, further, reserve the right to sell the land without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

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 £30 (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.

Solicitor

Tania McGee, Lanyon Bowdler Solicitors, 39 - 41 Church Street, Oswestry, SY11 2SZ. Tel: 01691 663450

Sole Agent

Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Tel: 01743 450700.
Allen Gittins- alleng@hallsgb.com
Louise Preece- louise@hallsgb.com

