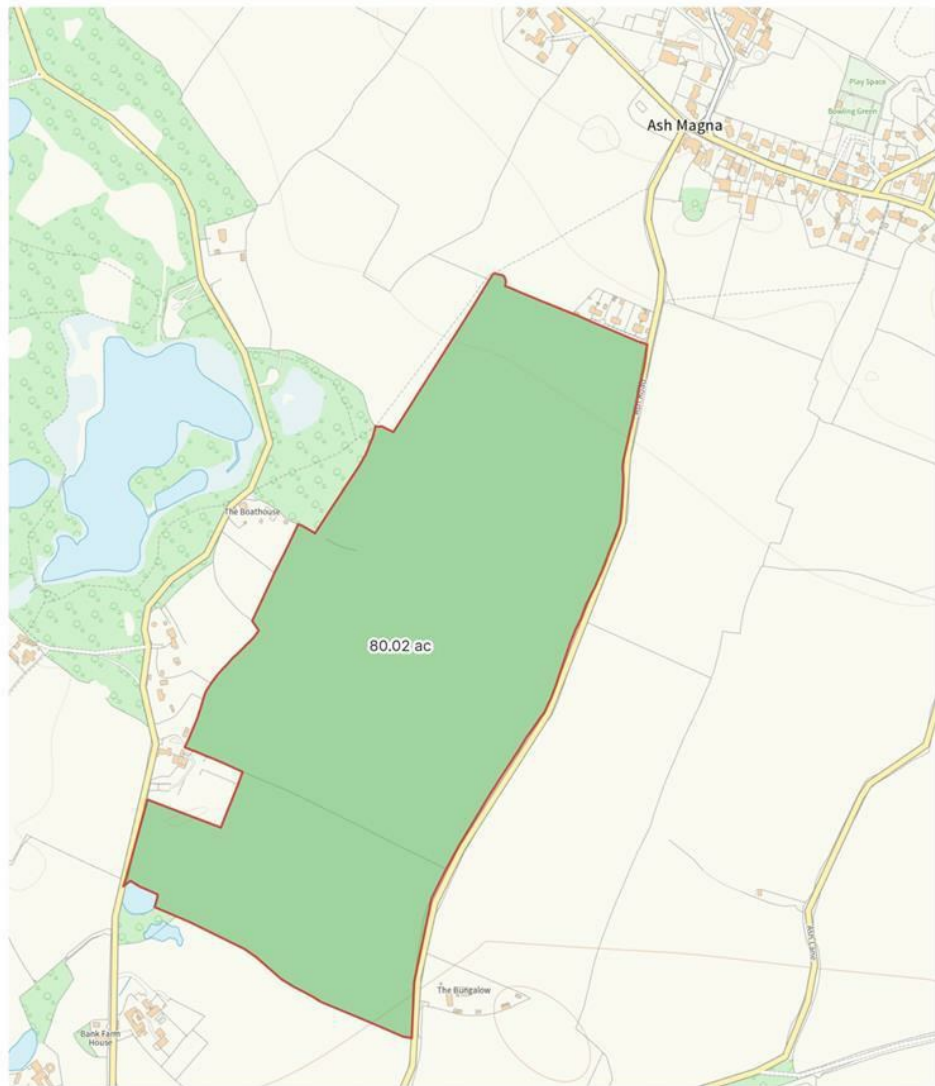


FOR SALE

Approximately 80 Acres of Arable Land at Ash Magna, near Whitchurch, Shropshire, SY13 4DN



Land at Ash Magna



Produced on Land App, Apr 22, 2026.
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FOR IDENTIFICATION PURPOSES ONLY



FOR SALE

Guide Price £1,200,000

Approximately 80 Acres of Arable Land at Ash Magna, near Whitchurch, Shropshire SY13 4DN

A first-class parcel of prime arable land in a well known farming district on the edge of the North Shropshire rural hamlet of Ash Magna, currently retained in two principal enclosures with good accesses on to a quiet council maintained road, extending in all, to approximately 80 acres or thereabouts.



01691 622602

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



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Whitchurch (3 miles) , Market Drayton (9.5 miles) Shrewsbury (22 miles) and Chester (24 miles).

(All distances approximate)

- First class arable land
- Grade 2/3
- Excellent road accesses
- Well known farming district
- Extending to approx. 80 acres
- Inspection essential

DESCRIPTION

Halls are favoured with instructions to offer this first class parcel of arable land at Ash Magna near Whitchurch for sale by Private Treaty.

The land is situated in a noted farming district and is retained in two principal enclosures, but in one block.

At the time of printing, the land is about to be planted with potatoes but would also be ideal for the growing of cereal crops or returning to grass.

The land would be considered to be predominantly Grade 2 with areas of Grade 3 on the Provisional Land Classification Map of England & Wales according to Soilscales would be a freely draining slightly acid loamy soil.

Quality parcels of land such as this do not become available for purchase in this area very often, so it should be of interest to local farmers wishing to supplement their existing acreages or those just wishing to invest in some quality land.

The land extends, in all, to approximately 80 acres or thereabouts.

An inspection is highly recommended.

SITUATION

The land is situated just outside the well known rural hamlet of Ash Magna which has useful local amenities to include a Public House, Village Hall, Church and Bowling Club. The nearest town is Whitchurch (3 miles) which has an excellent range of local shopping, recreational and educational facilities. The larger county towns of Shrewsbury (22 miles) and Chester (24 miles) are both easily accessible by car and both have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Whitchurch proceed via the A525 to the village of Ash Magna. In the centre of the village turn right on to 'Ash Road' in the direction of Prees Heath. Continue for a short distance and the land will be found on the right hand side identified by Halls For Sale boards.

W3W

///remainder.variously.shipped

ENVIRONMENTAL STEWARDSHIP

We understand that the land is not currently subject to any known Environmental Stewardships schemes.

NITRATE VULNERABLE ZONE

We understand that the land is situated within a Nitrate Vulnerable Zone.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase. The land has been planted with potatoes, so completion of the purchase will not be until the potatoes have been lifted.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing rights 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.

LOCAL AUTHORITIES

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

Severn Trent, Shelton, Bicton, Shrewsbury SY3 8BJ.

DEFRA, Electra Way, Crewe. CW1 6GJ Tel: (01270) 754000
Email: defra.helpline@defra.gsi.gov.uk.

PLANNING

The land 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.

VIEWING

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

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

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