



NICK  
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**LAND AT NEW BARNES FARM, CORELEY, LUDLOW,  
SHROPSHIRE, SY8 3AR**

**About 22.301 Acres, 9.025 Hectares.**

**A quality block of grassland with common rights, for mowing or grazing  
and most with arable potential and quiet road frontage.**



**For Sale by Informal Tender as a Whole**

**Guide Price - £200,000 +**

**Tender Closing Date – 12 noon on Friday, 29<sup>th</sup> May 2026**

**NICK CHAMPION LTD**

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# LAND AT NEW BARNES FARM, CORELEY, LUDLOW, SHROPSHIRE, SY8 3AR

## Approximate Distances (Miles)

Cleobury Mortimer – 3.75, Tenbury Wells – 6, Ludlow – 9.

## Directions

From Cleobury Mortimer take the A4117 west towards Ludlow, at Hopton Wafers (Crown PH) turn left for Earls Ditton/Coreley and follow the lane for 1.75 miles and the land will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

**what3words: ///shape.proof.unusable**

## Situation and Description

The land is conveniently situated alongside the council lane with two field entrances. The land comprises of a ring-fenced block of three fields, two of which extending to over 17 acres are suitable for mowing and arable cropping, and the third more sloping field has access to the Mill Brook. The land is Grade 3 and well fenced with robust roadside hedges.

**The whole - about 22.301 acres, 9.025 ha (see plan as outlined in red, for identification purposes).**

## Services

Mains water is currently connected to field troughs, this supply comes off the farm and will be disconnected within three months of completion, whereupon the Purchaser will be responsible for providing their own independent supply, and the water main is believed to run along the lane.

An overhead single phase electricity line crosses over the land with three poles within the land boundaries.

## Nitrate Vulnerable Zone (NVZ)

The land is not included within a designated NVZ.

## Basic Payment Scheme and Stewardship

The land is not in any Countryside Stewardship or Sustainable Farming Incentive Scheme. No BPS delinked payments are included. Rural Payments Agency – Tel: 03000 200 301

## Easements, Wayleaves and Rights of Way

No public footpaths or bridleways cross over the land. Applicants are advised to clarify matters relating to easements, rights of way, wayleaves etc. with their Solicitor or Surveyor.

## Plans and Boundaries

The plan reproduced within these particulars is based on Ordnance Survey data and is provided for illustration purposes only. It is believed to be correct, but its accuracy is not guaranteed. The Purchaser will be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the Vendor nor the Vendor's Agents will be responsible for defining boundaries nor the ownership thereof.

## Timber, Sporting and Mineral Rights

So far as they are owned these are included in the sale.

## Common Rights

New Barnes Farm has common grazing rights for 100 sheep on Clee Hill Common (CL12), entry number 120, to be apportioned between this land and the retained land.

## Restrictive Covenant

No building will be permitted on the land without the Vendor's prior consent, and the land is to remain as agricultural.

## Planning Uplift

No overage will apply to this land sale.

## Local Authority

Shropshire Council - Tel: 0345 678 9000

## Tenure, Possession and Completion

Freehold – LR Title Number SL260062. Vacant possession on completion which is to be no later than Friday, 31<sup>st</sup> July 2026.

## Method of Sale

The property is for sale by Informal Tender with best offers invited on the Official Tender Form (available on request from the Selling Agents) from proceedable applicants on or before the closing date at **12 noon on Friday, 29<sup>th</sup> May 2026.**

## Anti-Money Laundering

The Money Laundering Regulations 2017 require **all bidders** for the property to provide certified copies of photo ID (passport and/or driving licence) and proof of address documentation (recent council tax/utility bill or bank statement) and proof of funding with their Tender Form – please contact the Agents for further information.

## Viewing

Contact Nick Champion – Tel: **01584 810555**

Ref: NIC1332 – Email: **info@nickchampion.co.uk**

View all of our properties for sale or to let at: [www.nickchampion.co.uk](http://www.nickchampion.co.uk)

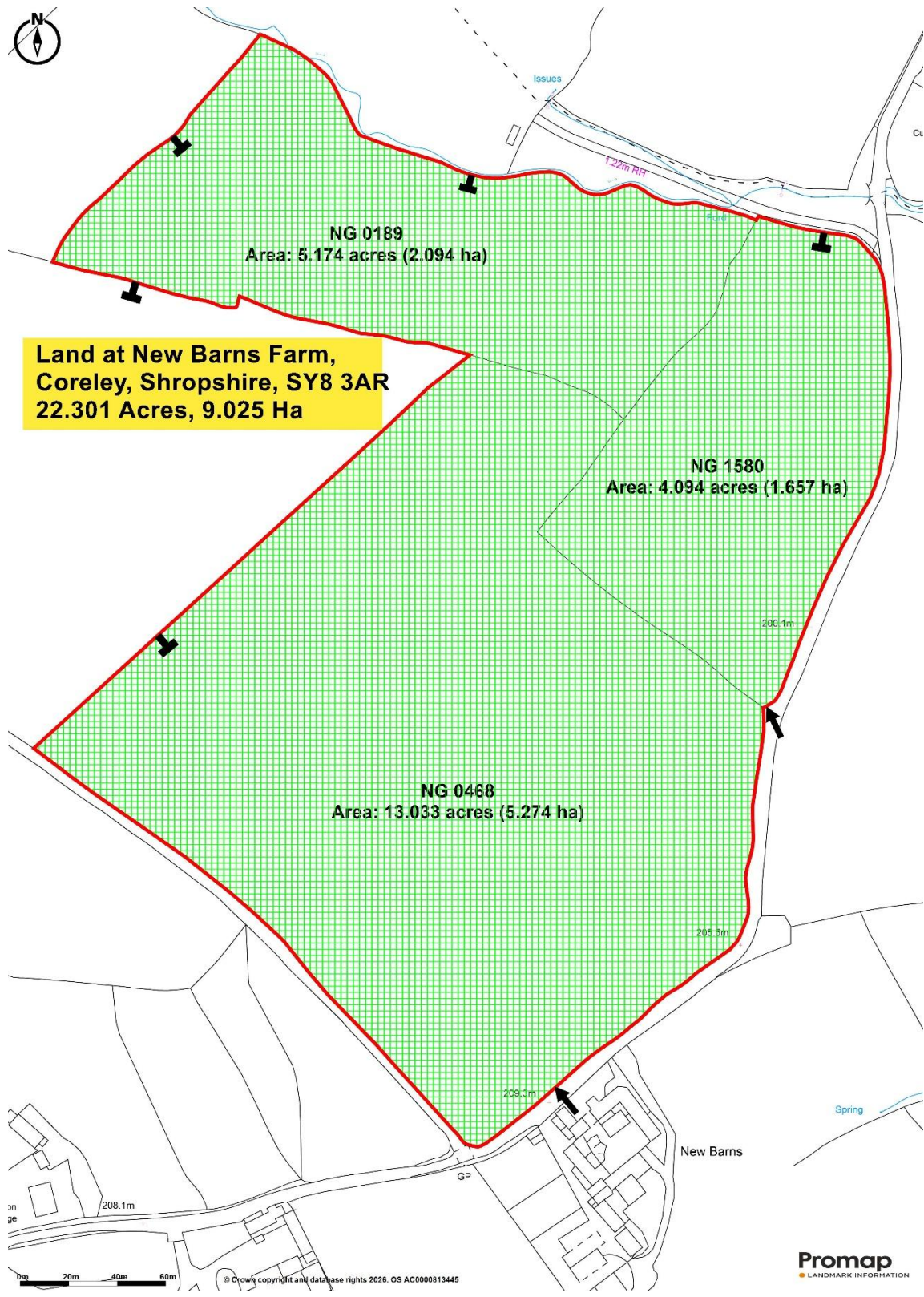
Photographs & Particulars: April 2026



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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.



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