



Land at Swanbach
Audlem

barbersRURAL
rural surveyors & property agents



This appealing parcel of agricultural land is located on the southern outskirts of the village of Audlem, and is accessed off Mill Lane just off the A529. The land extends to approximately 11.80 Acres (4.78 Ha) and is currently laid to grass, having been cropped with maize in recent years.

The soil is suitable for a range of agricultural purposes, including grazing livestock or continued arable use, and the land also offers potential for amenity or recreational activities.

Plans, Areas and Schedules

These are based on the Ordnance Survey plans. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Method of Sale

For sale by Informal Tender. Tenders are to be submitted in writing, on the required form, to the Agents' office by no later than midday on Thursday 2nd April 2026. Please note that the Vendors reserve the right not to accept the highest, or any, tender.

Development Clawback

The land is sold subject to a development clawback. In the event that planning permission is granted for any kind of use over agricultural and equestrian within the next 25 years then the sellers or their heirs will be entitled to 25% of the increase in value.

Services

No mains water or electricity is believed to be connected. Connection to these services would be at the cost of the buyer. We are advised that the above services are available in the area. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order.

"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.



Tenure

We are advised that the land is freehold and will be available with vacant possession. The land is currently let on an informal agreement which will terminate after a second cut of silage is taken, estimated by the end of June 2026 weather permitting.

Rights of Way & Easements

A right of access is granted to the Swanbach Grange Management Committee to a small fenced off area which is a surface water drain inspection chamber, marked on the sale plan.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, TF9 1EW. 01630 692500 or sales@barbers-rural.co.uk.

Viewing is strictly by appointment with the Agents, and it is requested that the viewer is carrying a set of the Agent's sales particulars.

All viewers are asked to park courteously and avoid blocking the road or gateway.

Location

What3words location: ///ketchup.copycat.generated

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Postcode: CW3 0ET



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Connect with us

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