



Land at Tetchill
Ellesmere, Shropshire

barbers**RURAL**
rural surveyors & property agents



Land at Tetchill

Ellesmere | Shropshire | SY12 9AW

Ellesmere 1 mile | A5 (Oswestry) 7.5 miles
Oswestry town centre 9 miles | Whitchurch 13 miles
Shrewsbury 17 miles | Chester 28 miles

A USEFUL BLOCK OF AGRICULTURAL LAND FOUND CLOSE
TO THE DELIGHTFUL TOWN OF ELLESMERE
AVAILABLE AS A WHOLE OR IN 2 LOTS

67.78 Acres (27.43 Ha)

Good quality farmland currently in arable rotation and grass

Potential for agricultural, equestrian or amenity use

Lot 1 - 10.88 Acres (4.40 Ha)

Lot 2 - 56.90 Acres (23.03 Ha)



bR



The sale of this land is a unique opportunity to purchase a useful block of agricultural land close to the town of Ellesmere. The land totals 67.78 Acres (27.43 Ha) and is available as a whole or in two lots. The majority of the land is in arable rotation with a portion in grass, but it would be equally suited for growing combinable crops, grazing or mowing.

The land is described as comprising freely draining slightly acidic sandy soils on the Soil Survey of England & Wales.

Lot 1 (shaded blue)

10.88 Acres (4.40 Ha) in permanent pasture, the land is divided by mature hedgerows and the western boundary is formed by the Tetchill Brook which creates an attractive landscape that supports a diverse range of wildlife, adding ecological value. The external boundaries are well-fenced, in the main with mature hedging and sheep wire.

Lot 2 (shaded yellow)

56.90 Acres (23.03 Ha), currently wheat stubble. The Lot is made up of three fields which are divided by mature hedgerows. The eastern boundary is formed by Tetchill Brook.

Rights of Way and Easements

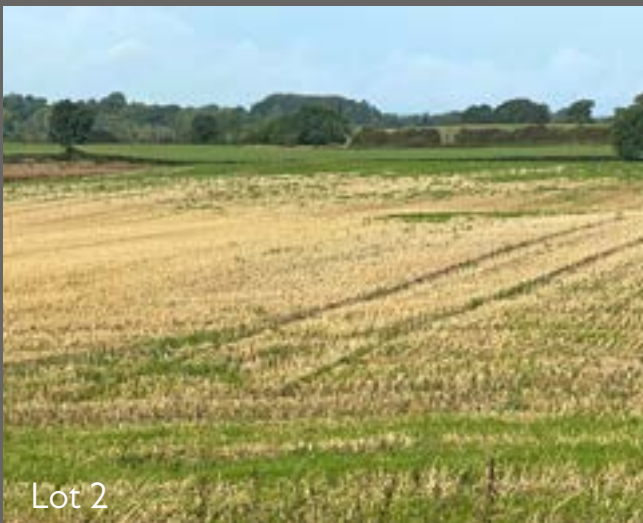
Lot 1 has direct access from the Tetchill to Ellesmere Road. Access to Lot 2 is via a right of way indicated by the green line on the attached plan. This route is not currently delineated but it follows the hedgerow from the roadside to Lot 2.

The mains sewer, running from Tetchill to Ellesmere, crosses Lot 1.

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.

Overage

The seller will enter into a deed of overage with the buyer, this shall be 30% of the uplift in value on achieving any planning permission for use other than for agricultural or equestrian purposes, within 20 years of the sale date.



Lot 2



Lot 2



Lot 2



Lot 1



Lot 2

Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.

Services

No mains services are currently connected. There is access to Tetchill Brook from Lot 1 to allow stock to access water.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

The land is let on a FBT until the end of September 2026, the relevant notices have been served and this agreement will terminate at that point.

Local Authority

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

Viewing

Viewing is strictly by appointment by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Please park courteously and avoid blocking any gateways.

Location

What3words:///fuss.riots.twee (Lot 1 roadside gate)

What3words:///lakes.woof.marinated (Lot 2 roadside access)

Postcode SY12 9AW

14861 21.07.26

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propertymark

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