



LAND AT HALL FARM

HADNALL • SHREWSBURY • SHROPSHIRE • SY4 4AN

Excellent block of arable land within a ring fence extending to approximately 113.23 acres (48.82 hectares)

FOR SALE BY PRIVATE TREATY

(OFFERED AS A WHOLE OR IN LOTS AS REQUIRED)

BERRYS

PROPERTY | BUSINESS | PLANNING

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LAND AT HALL FARM

HADNALL • SHREWSBURY • SHROPSHIRE
Shawbury 5.0 miles • Shrewsbury 6.0 miles • Wem 7.0 miles
(all distances are approximate)

DESCRIPTION AND SITUATION

Berrys have been instructed to market for sale 113.23 acres (48.82 hectares) of arable land. The land is located to the north east of the village of Hadnall with road access off the A49 trunk road and is within a ring fence. The land is predominantly Grade 2 in quality and the soil type is mostly Salop and consists a mixture of permeable base-rich loam and clays with part Newport 1, a deep well drained sandy loam, suitable for arable and part root cropping.

DIRECTIONS

From Shrewsbury, take the A5 heading north toward the A49. Join the A49 at the Preston Island and continue on this road for 6.5 miles until arriving in Hadnall. Continue to pass through the village of Hadnall and before leaving the village the land is on the right. The land will be clearly located by a Berrys 'For Sale' board.

BASIC PAYMENT SCHEME ENTITLEMENT AND AGRI-ENVIRONMENT SCHEMES

The land has been registered under the Basic Payment Scheme and entitlements will be additional to the purchase price. The land is not currently part of any agri-environment scheme.

CLAWBACK

The land hatched blue on the accompanying plan will be sold subject to a clawback in favour of the vendor for non-agricultural use based on 50% of any uplift in value for 30 years.

METHOD OF SALE, TENURE AND POSSESSION

The land is freehold and offered for sale by private treaty with vacant possession upon completion of the sale. The land is offered for sale as a whole or in lots as required. The land is currently let on a licence ending 24th September 2019.

LAND SCHEDULE

The land edged red on the accompanying plan is for sale, a schedule of land and field sizes is found below.

Field Number	Field Description	Total Hectares	Total Acres
6889	Arable	13.35	32.99
8125	Arable	2.84	7.02
5035	Arable	2.99	7.39
6737	Arable	2.43	6.00
7420	Arable	1.76	4.35
8054	Arable	9.25	22.86
8367	Arable	3.84	9.49
9932	Arable	9.37	23.15
Total		45.83	113.25

ADDITIONAL LAND TO RENT

The land hatched green on the accompanying plan could be made available to a purchaser on a Farm Business Tenancy subject to the agreement of terms. A schedule of the additional land available to rent can be found below.

Field Number	Field Description	Total Hectares	Total Acres
4756	Arable	3.42	8.45
4417	Arable	2.05	5.07
Total		5.47	13.52

PLANNING

The land is sold subject to any development plans, tree preservation orders, Town and Country Planning Schedule, restriction or notice which may come into force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without obligation whether mentioned in these particulars or not.

MINERAL AND SPORTING RIGHTS

The sporting and mineral rights are in hand and will pass with the freehold.

ACCESS AND SERVICES

The land is accessed directly off the A49 located on the western boundary of field number SJ5220 6889 and it is understood that there are mains water connections available from the A49.

EASEMENTS, RIGHTS OF WAY AND COVENANTS

The property will be sold subject to and with the benefit of all wayleaves, easements, covenants and public or private rights of way which may exist whether mentioned in these particulars or not. There is an overhead electricity line crossing the land to the south.

INGOING

In addition to the purchase price and if applicable at completion, the Purchaser(s) will be required to take to and pay for on completion all growing crops and acts of husbandry carried out up to the time of completion, at the valuation of the sole agents, Berrys, whose decision will be final and binding. The valuation to be calculated on the basis of cultivations carried out, cost of seed, fertilisers or manures, lime and sprays applied, in accordance with current Central Association of Agricultural Valuers Costings.

VIEWINGS

The land can be viewed on foot at any reasonable time during daylight hours by prospective purchasers in possession of the sale particulars. We do ask that vehicles are parked off the A49 road and do not obstruct the field entrance (SJ 5220 6889).

BOUNDARIES, ROADS AND FENCES

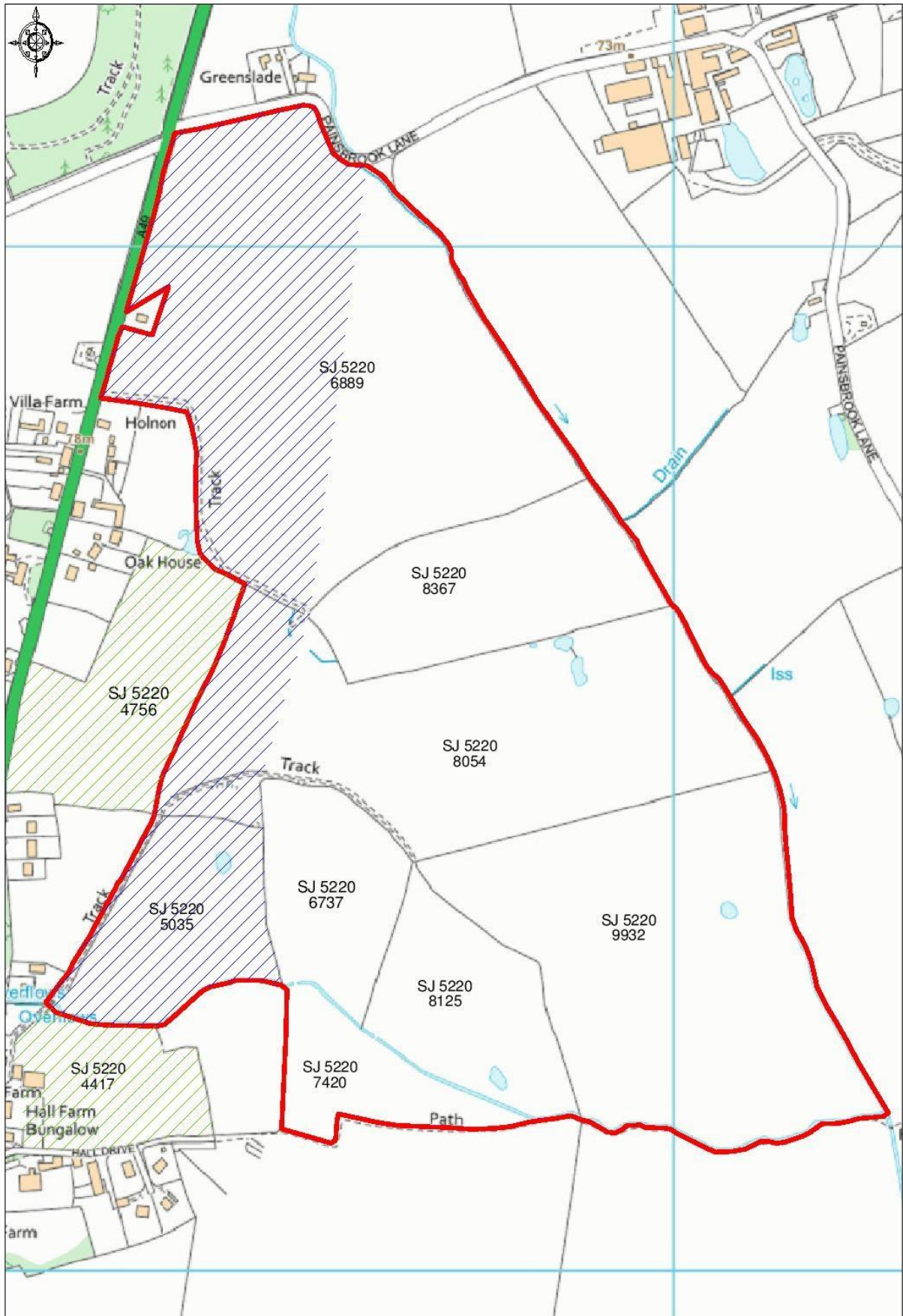
The Purchaser(s) shall be taken to have full knowledge of the boundaries and neither the Vendor nor the Agents will be responsible for defining the ownership of the boundaries.



LOCATION PLAN



Field Plan - Land at Hall Farm





IMPORTANT NOTICE

Berrys, their clients and any joint agents give notice that:-

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

REF: SA33128

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