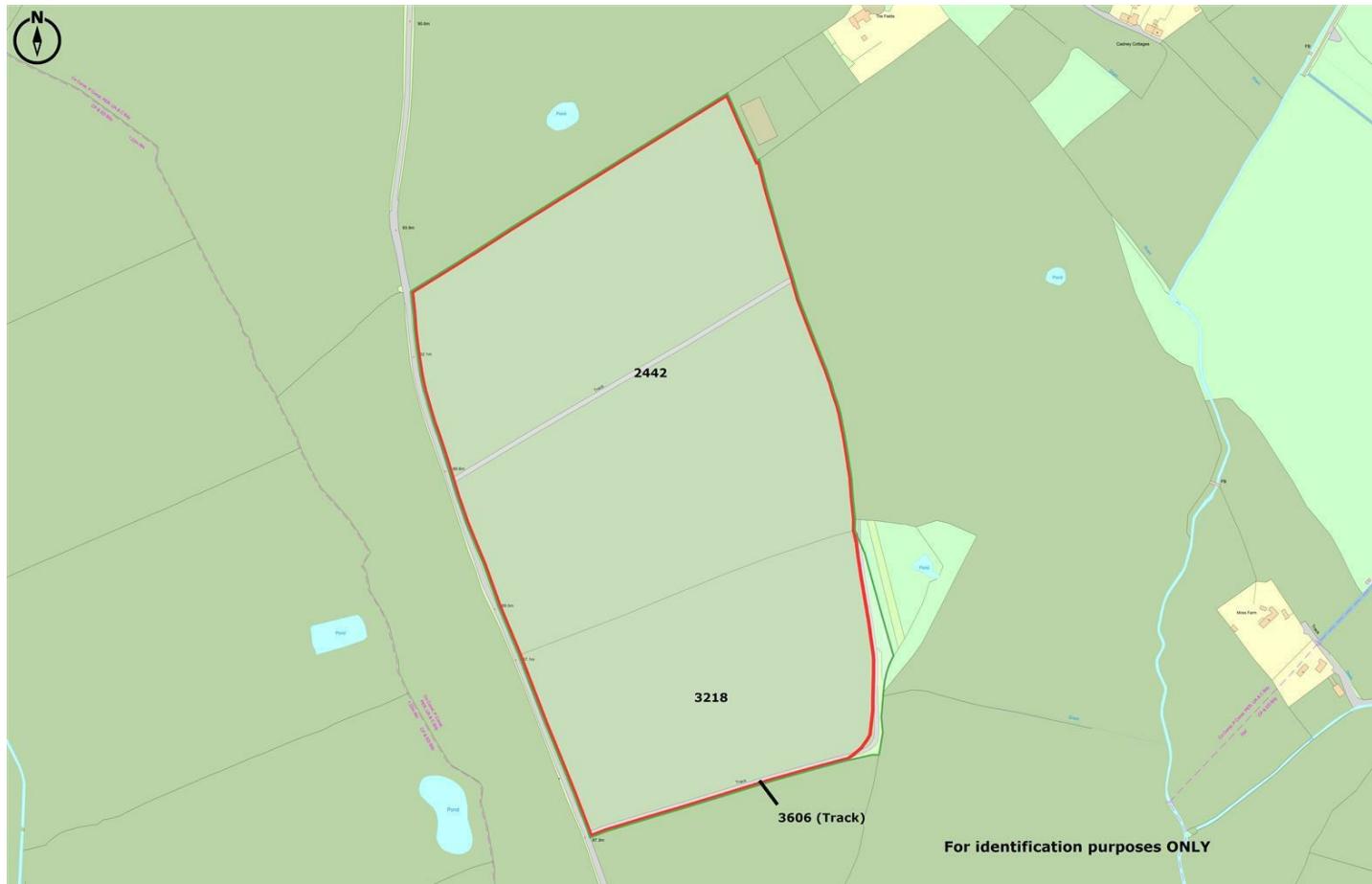


Approximately 48.29 Acres of Arable Land, at Northwood Near Wem, SY4 5NN



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

01691 622602

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



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Approximately 48.29 Acres of Arable Land, at Northwood Near Wem, SY4 5NN

A first class parcel of Grade 2 arable and grassland, in a noted farming district, just outside the north Shropshire rural hamlet of Northwood, which is currently retained in two principal enclosures with good gated accesses on to a Council maintained road, extending, in all, to approximately 48.29 acres, or thereabouts.



Bettisfield (0.5 mile), Wem (4.5 miles), Ellesmere 6 (miles), Whitchurch (7 miles)
(all distances approximate)

- **Approximately 48.29 Acres (19.5 ha)**
- **First class Arable and Grassland**
- **Grade 2**
- **Excellent road accesses**
- **Noted farming district**
- **Inspection essential**

DESCRIPTION

Halls are favoured with instructions to offer this first class parcel of arable and grassland at Northwood, near Wem for sale by Private Treaty.

The land is situated in a well known farming district and is retained in two principal enclosures, but in one block. At present, the land is partly in stubble after maize (approx 33.66 acres) and one year grass (approx 14.63 acres).

The land would be considered to be Grade 2 on the Provisional Land Classification Map of England & Wales and according to Soilscapes would comprise a "freely draining, slightly acid loamy soil".

It is unusual for such a well situated parcel of arable and grassland, such as this, to become available for purchase in this area and it should, therefore, be of interest to local farmers wishing to supplement their existing acreages or those just wishing to invest in land.

The land extends, in all, to approximately 48.29 Acres, or thereabouts.

An inspection is highly recommended.

SITUATION

The land is situated just outside the rural hamlet of Northwood which has limited local amenities but does include a well known public house. The nearest village is Bettisfield (0.5 miles), and the north Shropshire towns of Wem (4.5 miles), Ellesmere (6 miles) and Whitchurch (7 miles) are all within easy vehicular reach and all have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (15 miles) is also easily accessible by car and has a more comprehensive range of amenities of all kinds.

DIRECTIONS

Proceed via the B5063 from either Wem or Ellesmere into the centre of Northwood. Turn in the middle of Northwood signposted "Bettisfield" and continue for approximately 0.5 of a mile and the land will be found on the right hand side identified by Halls For Sale Boards.

What3Words: //noisy.shelf.earplugs

ENVIRONMENTAL STEWARDSHIP

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

NITRATE VULNERABLE ZONES

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. We would point out that the 15 acre field (OS No 3218) has been planted with one year grass, so completion on this field will not be until March 2026.

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 outgoings whether mentioned in these sales particulars or not. Please note, there is a right of way through the northern block of land serving adjoining land and the current vendors will be retaining a right of access along the track on the southern boundary to access the small area of woodland to the east.

We would point out that the Vendors will retain a Right of Access up the track (OS No 3606) to reach an area of woodland to the rear. There is also a Right of Access up the track in OS No 2442 to land to the rear.

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

Wrexham County Borough Council, 16 Lord Street, Wrexham, LL11 1LG.
DEFRA, Ty Merlin Heol Glasdwr, Parc Pensarn, Carmarthen, SA31 3NJ.
Welsh Water, Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT, United Kingdom.

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.

MODE OF OFFERING

The property is for sale by Private Treaty.

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.

