



49.07 acres of Arable Land & Buildings at Morville, Bridgnorth, WV16 4RJ

FOR SALE BY INFORMAL TENDER

FOR SALE

GUIDE PRICE £650,000

49.07 acres of Arable Land & Buildings at Morville, Bridgnorth

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Situation

The land is situated just to the north of the village of Morville, with main road access and substantial road frontage via the A458, Bridgnorth to Shrewsbury road.

The Land

The land is productive Grade 2 productive Arable land, RLR field number SO6794 0451 extending to 19.86 hectares (49.07 acres). The field is currently part planted with winter wheat, with the remaining 14 acres currently fallow. The land has been in a cereal rotation, as well as fodder beet and potatoes grown. The land lies in a gently sloping south facing enclosure with the building located in the south east corner. The land benefits from a wide turning area from the A458, onto the hardcore track leading to the yard and buildings.

Buildings

The land has the benefit of a substantial steel portal frame building currently used as a grain store, with rear lean to for machinery storage, also housing a water harvesting tank system. The buildings are constructed of a steel portal frame, concrete panels, box profile clad walls, fibre cement roof, with concrete floors.

Grain Store	22m x 36.95m
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Rear Machinery Store	30.81m x 9.0m
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Services

The land benefits from a mains water supply, as well as a 3 phase electricity supply to the grain buildings.

Fixtures & Fittings

Are included in the sale.

Viewing

Viewing at any reasonable time in daylight hours, with a copy of these sales particulars after informing the agents office Halls 01562 820880.

Tenure

Freehold Vacant possession will be granted to the successful purchaser on completion of the sale.

Basic Payment Scheme

The land has been claimed on under the Basic Payment Scheme, and therefore registered on the Rural Land Register. The Non SDA Entitlements will be transferred to the successful purchaser on completion, subject to the scheme rules allowing.

Countryside Stewardship

There are no current CSS Agreements on the land.

Planning

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be in force, subject to any road or widening improvements scheme, land charges and statutory provision or by-laws without any obligation on the vendors to specify them. Any prospective purchaser would have to make their own enquiries to the local planning authority.

Planning consent was granted on 30th November 2018, for Agricultural Building for Grain Storage 18/05243/AGR.

Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in the sales particulars or not. It is our understanding that the land is free of any definitive rights of ways.

Sporting and Mineral Rights

The Sporting and Mineral Rights are in hand and will pass to the successful purchaser of the land.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and roads and neither the vendor nor the agent will be responsible for defining the ownership.

Method of Sale

The property will be offered for sale by Informal Tender. If you wish to make an offer, you must complete the attached Tender Form and return it to the office of the sole selling agent by no later than 12 noon on Wednesday 26th April 2023.

The tender should be in a sealed, and clearly marked "Tender—Land at Morville" and marked FAO Sarah Hulland, Halls, Gavel House, 137 Franche Road, Kidderminster, Worcestershire, DY11 5AP.

The vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any tender submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids, will not be accepted.

The Vendor and their agent reserve the right to withdraw or divide the property and vary the sale method if required.

Further Information

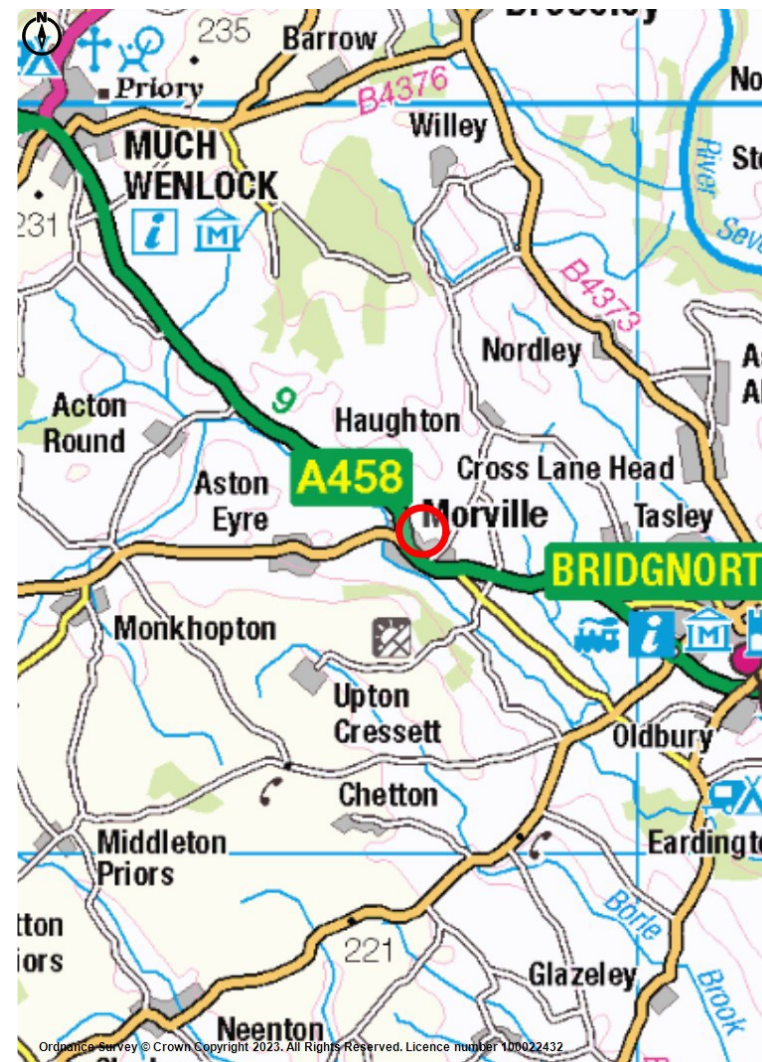
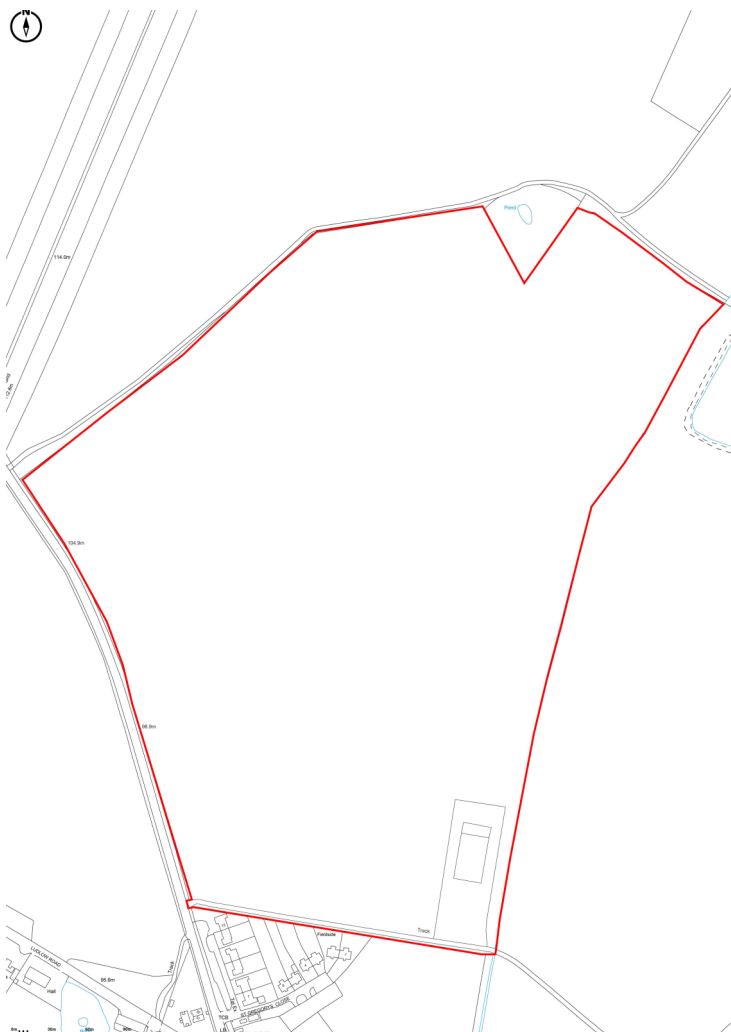
For additional information please contact Sarah Hulland at our Kidderminster office on 01562 820880 / shulland@halls.gb.com

Money Laundering Regulations

Please be aware that if your offer is successful, we are required under the Money Laundering Terrorist, Financing and Transfer of Funds (Information of the Payer Regulations 2017) to hold on our records copies of documents that confirm your identity. You do not need to let us have copies of these documents with your tender.



FOR SALE



Halls 1845

01562 820880

Gavel House, 137 Franche Road, Kidderminster,
Worcestershire, DY11 5AP

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