

**GRANGE BANK, CHERRINGTON, NEWPORT,
SHROPSHIRE, TF10 8PL**

**EXTENDING TO 25.57 ACRES/10.35 HA
FOR SALE BY INFORMAL TENDER**

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Halls have been favoured with instructions by the Cherrington Partnership to offer this fertile arable field for sale by Informal Tender because it is surplus to their requirements.

It has been farmed in arable rotation but it is also suitable for grazing livestock and horses. In Autumn 2019 it has been put into a grass ley.

Guide Price: In region of £9,000 per acre

SITUATION

It is situated on the edge of the rural hamlet of Cherrington which is approximately 1 mile from Tibberton, 6 miles from Newport and 14 miles from Shrewsbury.

ROAD ACCESS

It has road access adjacent to The Grange from the Council maintained roadway via a hardcored roadway over a sandstone and reinforced concrete bridge into Grange Bank (shown by points A-B-C on the plan).

WATER SUPPLY

A mains water supply is available nearby.

BASIC PAYMENT SCHEME

Basic Payments will be sold with this land pro-rata to its claimable area, 10.26Ha, subject to RPA approval.

SPORTING RIGHTS

We understand that they are in hand and are being sold with the freehold.

TENURE & POSSESSION

The land is freehold and vacant possession will be given upon completion.

INGOING

It will be sold free of ingoing.

LOCAL AUTHORITY

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

☎ 0345 678 9000

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 widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the vendor to specify them.

BOUNDARIES, ROADS & FENCES

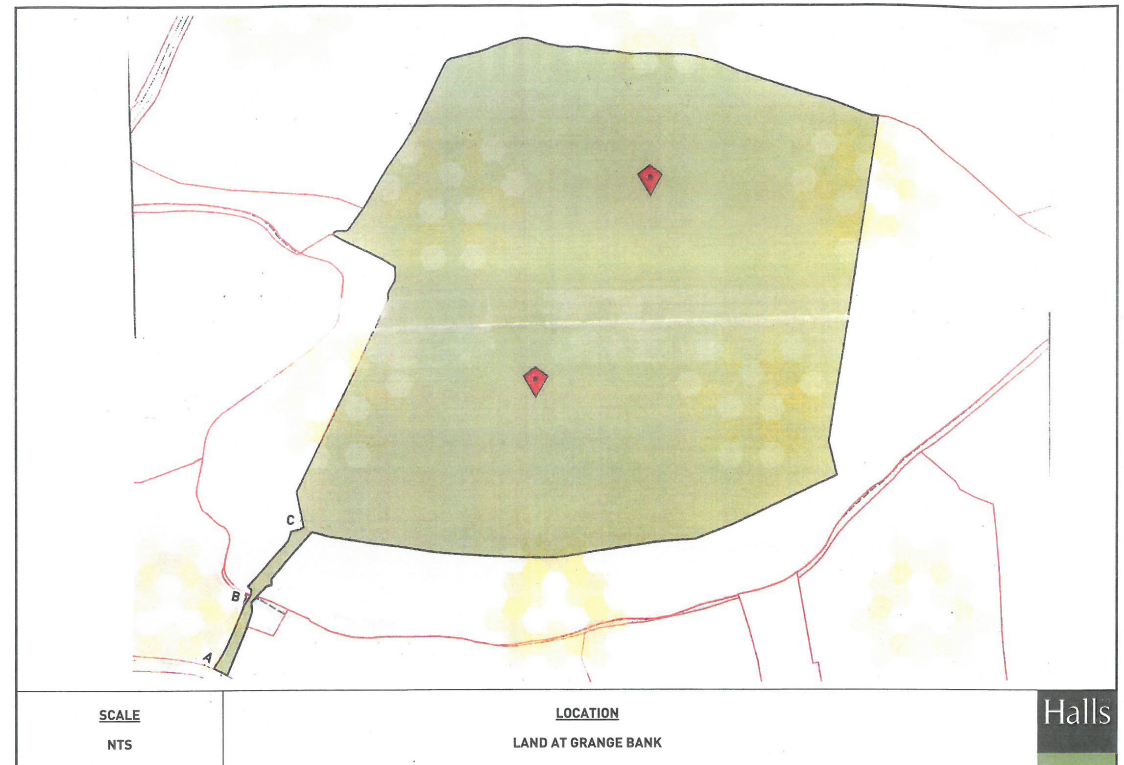
The Purchaser will be taken to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries. They will however provide whatever assistance they can to ascertain the ownership of the same.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The Vendors are retaining a vehicular and pedestrian right of way in perpetuity to their Water Pumping Station between points A-B on the plan. 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.

VIEWING

The land may be viewed by prospective purchasers during daylight hours whilst being in possession of a set of the Sales Particulars.

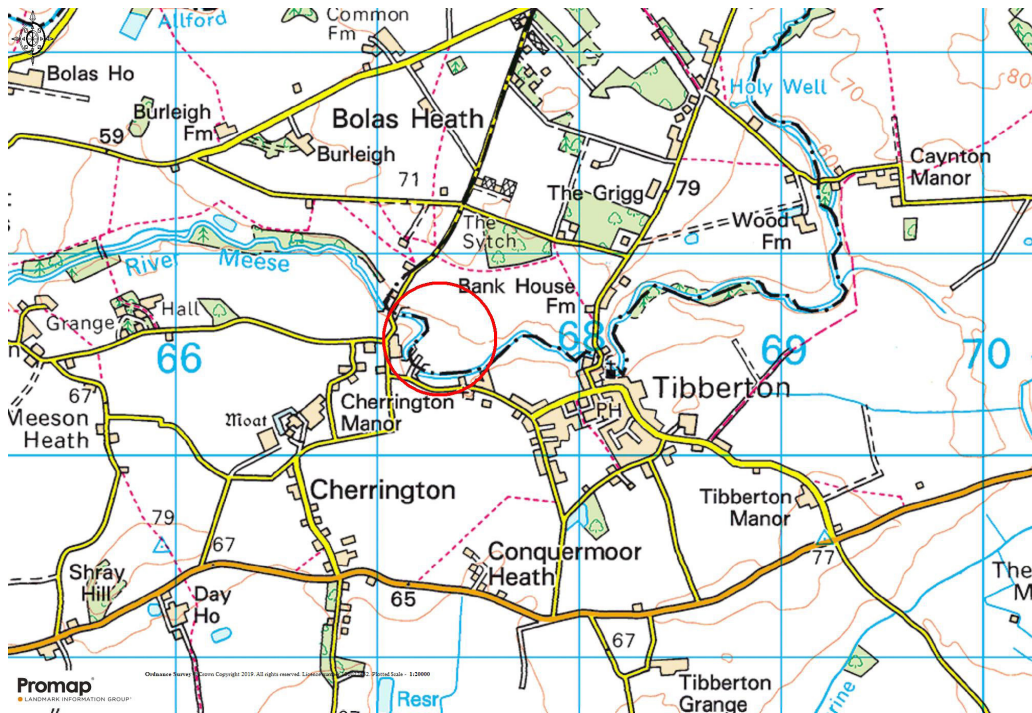


METHOD OF SALE

It is being sold by Informal Tender, prospective purchasers are requested to make their offer in writing, either by letter or email to Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR or peterw@halls.gb.com by 12 noon on Friday October 11th 2019.

SOLICITOR

Sarah Baugh
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 Juneau House
 Sitka Drive
 Shrewsbury Business Park
 Shrewsbury
 Shropshire, SY2 6LG
 ☎ 01743 266287
 ✉ sarah.baugh@fbcmb.co.uk



LAND SCHEDULE

Field No.	Description	Area (ha)	Area (acres)
4662	Arable	10.26	25.35
	Roadway	<u>0.09</u>	<u>0.22</u>
	Total	10.35	25.57

2020 Cropping - Grass Ley
 2019 Cropping - Clover/Spring Barley/HLS Bird Seed Mix
 2018 Cropping - Clover/Spring Barley/HLS Bird Seed Mix
 2017 Cropping - Clover/Spring Barley/HLS Bird Seed Mix

SOLE AGENT

☎ 01743 450 700

Halls Holdings Ltd:

Halls Holdings House, Bowmen Way,
Battlefield, Shrewsbury, SY4 3DR

Contact: Peter Willcock

✉ peterw@halls.gb.com

halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR.

Registered in England 06597073.