



**FOR SALE**

Guide Price £80,000 to £90,000

Agricultural Land, Hornspike Lane,  
Whixall, Shropshire, SY13 2QD

A well located parcel of arable/equestrian land for sale by Public Auction on the 29th of September. The land is in two enclosures and extends in all to approx 10.82 acres or thereabouts,



Wem 4 miles, Whitchurch 7 miles, Ellesmere 6.5 miles, Shrewsbury 14 miles. All distances are approximate.



- **By Public Auction**
- **10.82 Acres**
- **Two Enclosures**
- **Arable & Pasture Land**
- **Good roadside access**
- **Excellent For Equestrian**

## DESCRIPTION

For sale by public auction on the 29th of September 2017.

Halls are delighted with instructions to offer this excellent parcel of arable land for sale by private treaty. The land has access on to a quiet country Council maintained road and is situated in a well known farming district renowned for its heavy stocking capabilities, regularly returning high yields of arable or grass crops.

The land is extremely versatile and can, therefore, be used for arable or grass production and could even be used for root crops, if required.

It is very unusual for such a versatile and well situated parcel of land to become available for purchase in this area and it should, therefore, be of interest to local farmers wishing to add to their existing acreages, for those wishing to invest in land and, certainly, for those with equestrian interests. The land extends, in all, to approximately 10.2 Acres,

or thereabouts,

## LOCATION

The land is situated in a quiet rural location approximately 5 miles from the well known North Shropshire town of Whitchurch. Whitchurch has an excellent range of local shopping, recreational and educational facilities.

The county towns of Shrewsbury and Chester are within easy motoring distance, both of which offer a more comprehensive range of amenities of all kinds.

## ACCESS

There is vehicular access.

## ENVIRONMENTAL STEWARDSHIP

The land is not currently entered in to any Environment Stewardship Schemes.

## BASIC PAYMENT SCHEME

The land is not registered on the Rural Land Register (RLR).

## PLANNING

The land 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 widening or improvement scheme, land charges or statutory provisions

or by-laws without any obligations on the vendors to specify them.

#### **TENURE AND POSSESSION**

The land is offered for sale freehold with vacant possession available upon completion.

#### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies together with all other rights and obligations, easements and all wayleaves whether referred to in these particulars or not.

#### **BOUNDARIES, ROADS AND FENCES**

The purchaser shall be deemed to have knowledge of the boundaries and neither the vendor nor the selling agents will be responsible for defining ownership of hedges or fences.

#### **DIRECTIONS**

Leave Whitchurch on the Alkington Road and proceed for approximately 6.25 miles. Turn right into Hornspike Lane, proceed for approximately 0.25 miles and the land will be

found on the right hand side.

#### **LOCAL AUTHORITY**

Shropshire Council, telephone 01743 251000

#### **SERVICES**

Water currently is not connected but we are advised that the main water pipe runs across the entrance to the enclosure and therefore a connection could be easily installed by the water authority. It is the responsibility of the purchasers to satisfy themselves as to the accuracy of this information.

#### **SOLICITORS**

To be advised.

#### **PLAN**

For a plan of the land please contact Halls 01743 450700.

#### **VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at [www.rightmove.co.uk](http://www.rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com) WH0926

Agricultural Land, Hornspike Lane, Whixall, Shropshire, SY13 2QD



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

**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.



**01948 663 230**

**Whitchurch office:**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. whitchurch@hallsgb.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 a 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.