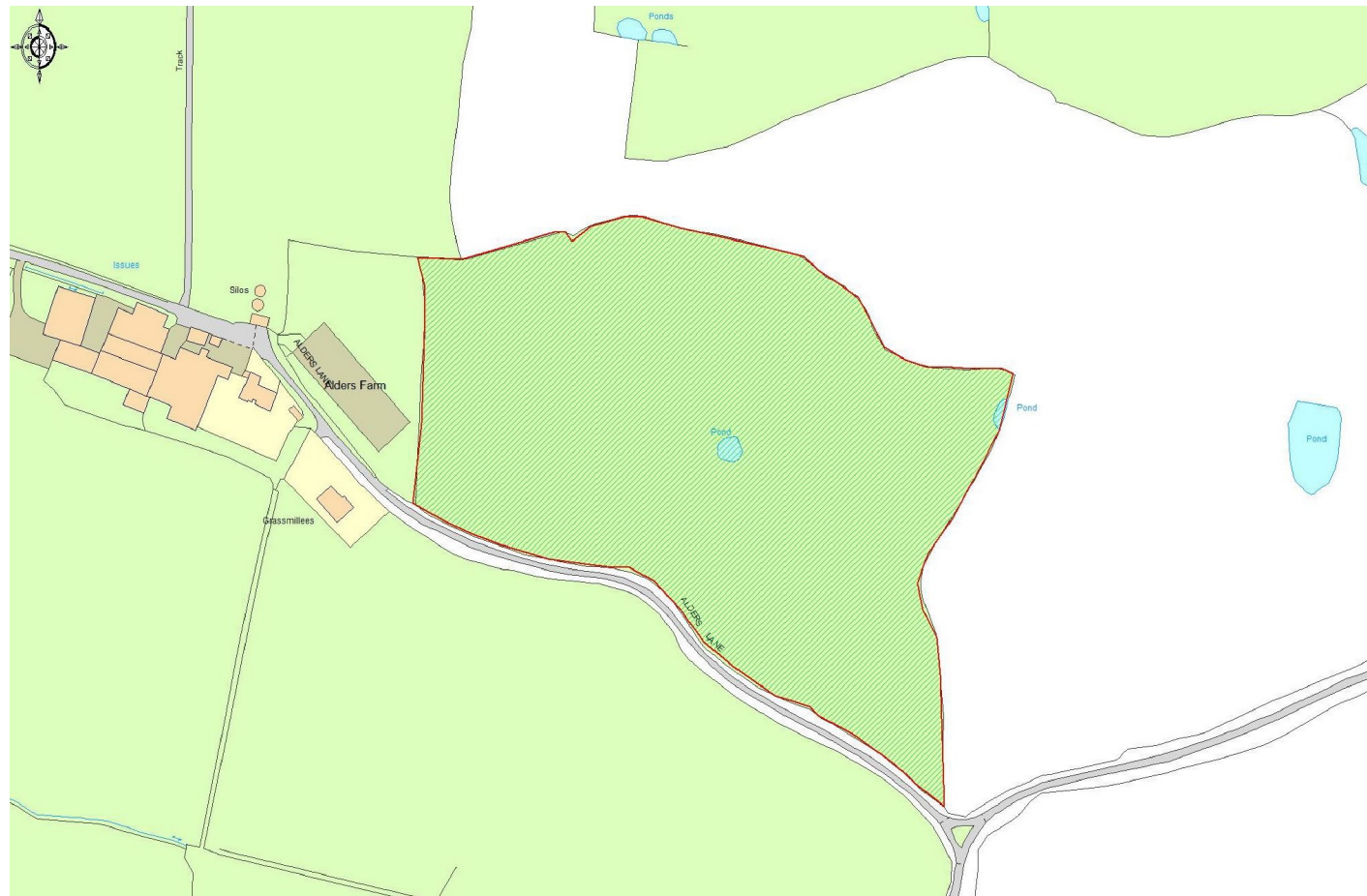


FOR SALE

Land Near Holly Farm, Whixall, Shropshire, SY13 2PT



FOR SALE

OFFERS IN THE REGION OF £105,000

Land Near Holly Farm,
Whixall, Shropshire, SY13 2PT

An 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 regularly returning high yields of arable or grass crops. The land extends, in all, to approximately 10.4 Acres, or thereabouts, and may be split into two smaller enclosures that could be purchased separately.



01948 663 230

Whitchurch office:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
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Whitchurch 5 miles. Chester 22 miles, Shrewsbury 17 miles, Wem 6 miles, Prees 2 miles. All distances are approximate.

- **Versatile Land For Sale**
- **10.4 Acres or Thereabouts**
- **Vehicle Access**
- **Suitable for a Variety of Uses**
- **Natural Pond on Site**
- **May Split into Two Lots**

DESCRIPTION

Halls are offering For Sale 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 regularly returning high yields of arable or grass crops.

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 10.4 Acres, or thereabouts, and may be split into two smaller enclosures that could be purchased separately.

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

DIRECTIONS

Leave Whitchurch on the B5476 Tilstock road and continue through Tilstock

towards Wem. After the Dog & Bull pub on the right, turn right signposted Whixall. Follow the road past the Social Centre until you come to a crossroads, turn left signposted Abbey Green and Waterloo. Follow the lane for approximately half a mile and turn right at the first fork in the road, follow the lane round to the right where the land will be found on the right hand side as indicated by the for sale board.

TENURE AND POSSESSION

We understand that the land is of Freehold tenure with vacant possession upon completion, although purchasers must make their own enquiries via their solicitor.

ACCESS

There is gated vehicular access.

RIGHTS OF WAY

The land will be sold subject to any wayleaves, public rights of way, easements and covenants.

LOCAL AUTHORITY

Shropshire Council, telephone 01743 251000

SERVICES

There is a natural pond giving water to the site.

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 & Onthemarket.com WH0958

