

BERRYS



LAND AT TETCHILL ELLESMERE • SHROPSHIRE

59.22 acres (23.97 ha) of productive arable land
Available as a whole or in lots as required

FOR SALE BY PRIVATE TREATY

Willow House East, Shrewsbury Business Park, Shrewsbury, Shropshire, SY2 6LG

Tel: 01743 271697 Fax: 01743 271753

www.berrybros.com

LAND AT TETCHILL • ELLESMERE • SHROPSHIRE

DESCRIPTION & SITUATION

Berrys have been favoured with the instructions of Messrs B & R Manford to offer for sale approximately **59.22 acres (23.97ha)** of prime arable land, located midway between Ellesmere and Tetchill bordering the Shropshire Union Canal. The level arable land, which is situated in an accessible position is divided into two enclosures. The predominant soil type is Newport 1, a deep well drained sandy and loamy soil suitable for cereals, potatoes and grassland production. The land is within the Nitrate Vulnerable Zone.

DIRECTIONS

The land is situated approximately 1 mile to the south of Ellesmere, ½ a mile to the north of Tetchill and approximately 7 miles west of Oswestry. From Ellesmere, continue south out of the town towards Tetchill. The land is on the right, between Ellesmere and Tetchill, denoted by a Berrys for sale board. Nearest postcode: SY12 9AB

CROPPING

The land is currently cropped with oilseed rape and was previously cropped with wheat. The Vendor reserves a right of holdover to harvest the growing crop at harvest 2011. Completion will take place following harvest.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The land is accessed directly from the adjoining council maintained road giving good access to the nearby A495 towards Oswestry and the wider road network. A newly installed underground water main passes through field SJ3933 4673, which forms part of the Tetchill to Ellesmere rising main pipeline installed by Severn Trent Water. The land is sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these particulars or not.

BOUNDARIES, ROADS & FENCES

The land is divided into two enclosures, the boundaries of which comprise post and wire fences and established hedgerows together with the Shropshire Union Canal which forms the north western boundary of the land. The Purchaser shall be taken to have full knowledge of the boundaries and neither the Vendor nor their Agents will be responsible for defining any ownership of the boundaries.

SINGLE PAYMENT SCHEME ENTITLEMENTS

The land has been registered under the Single Payment Scheme and the 23.96 normal entitlements allocated to the land will be included within the sale, subject to the Rural Payments Agency's transfer rules. 2010 entitlement value €300.90. The 2011 Single Payment Scheme application will be submitted by the Vendor with associated monies reserved in favour of the Vendor.

ENVIRONMENTAL STEWARDSHIP

The land is subject to an Entry Level Stewardship Agreement (Reference Number AG00195789) which expires on 30th April 2012. The options include hedgerow management and 4 metre buffer strips. The Purchaser will be required to comply with the provisions of this agreement, further details of which are available from the selling agents.

SERVICES

There are no existing services to the land. Prospective purchasers are to make their own enquiries as to the availability of services.

PLANNING

The land is sold subject to any development plans, tree preservation orders, Town & Country Planning Schedule, restriction or notice which may come into force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without obligation on the Vendor to specify them.

SPORTING & MINERAL RIGHTS

The sporting are in hand and will pass with the freehold. The mines and mineral rights are not available for transfer to the Purchaser.

VIEWING

The land may be viewed at any reasonable time during daylight hours by prospective purchasers in possession of the sale particulars.

METHOD OF SALE, TENURE & POSSESSION

The land is freehold and offered for sale by private treaty with vacant possession upon completion. The Vendor will consider offers for individual fields or specified areas of land. The purchase price is subject to VAT.

VENDOR'S SOLICITORS

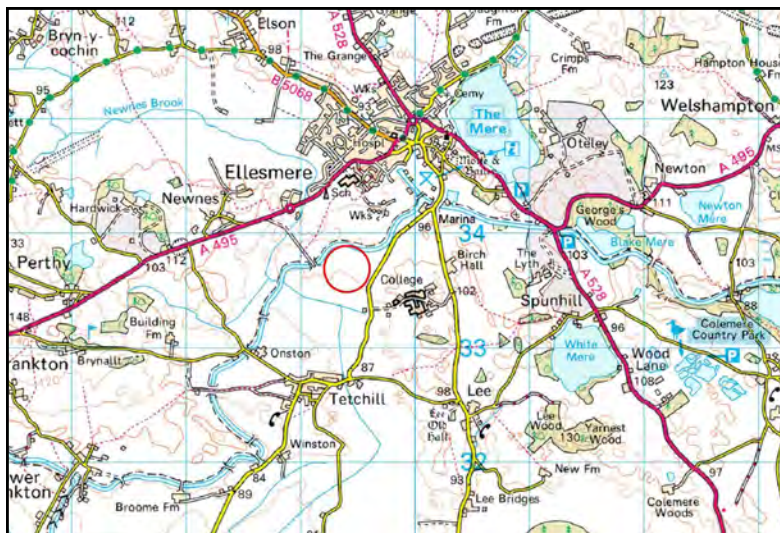
Turnbull Garrard, 24 The Crescent, Town Walls, Shrewsbury, SY1 1TJ. Tel: 01743 350851.
For the attention of: Mrs A James.

LOCAL AUTHORITIES

Shropshire Council 0345 678 9000
Severn Trent Water Limited 0247 7715000
The Environment Agency 01743 272828
Central Networks Services Plc 08457 353637



JOINT AGENTS Halls, Ellesmere Office.



IMPORTANT NOTICE

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that:-

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor.
3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact.
4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars.
5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.

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