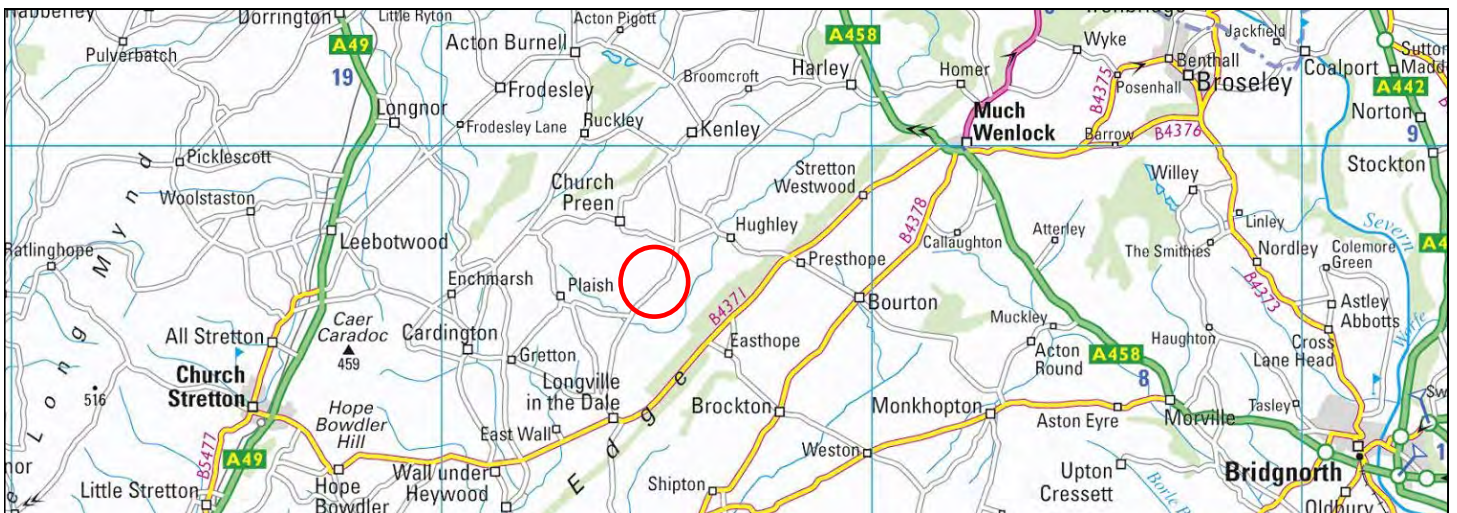


# BERRYS



## **LAND AT UPPER DAY HOUSE FARM CHURCH PREEN • CHURCH STRETTON • SHROPSHIRE**

228.68 acres (92.55 ha) of prime arable land  
Available as a whole or in up to 4 lots or as required

Lot 1: 121.54 acres   Lot 2: 72.00 acres   Lot 3: 22.56 acres   Lot 4: 12.58 acres

**FOR SALE BY PRIVATE TREATY**

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

Tel: 01743 271697 Fax: 01743 271753

[www.berrybros.com](http://www.berrybros.com)

### **DESCRIPTION & SITUATION**

Berrys have been favoured with the instructions of Frank Dakin & Son to offer for sale approximately **228.68 acres (92.55 ha)** of productive arable land and amenity woodland with sporting potential. The land is available as a whole, in up to four lots or as required. The predominant soil type is Clifton, a deep clay loam soil suitable for arable and grassland production. An informal game shoot has been operated over the land utilising the areas of woodland and game cover that have been established.

The land is located close to the Wenlock Edge between the villages of Church Preen and Plaish, and approximately 5 miles from Much Wenlock and 8 miles from Church Stretton.

### **DIRECTIONS**

From Much Wenlock proceed south westerly towards Church Stretton on the B4371. After approximately 2½ miles take the right turning towards Hughley. Continue into the village of Hughley, bearing left and then turn left towards Plaish. Take the next left turning and after approximately 650 meters the land can be found on both sides of the road denoted by Berrys' For Sale boards.

### **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.

Should the Purchaser(s) be interested in letting the land or farming the land on a contracting basis the Vendor would consider continuing to farm the land.

### **CROPPING**

The land has been block cropped in recent years and is currently in oilseed rape. Previously the land was cropped with winter wheat in 2010, winter beans in 2009 and winter wheat in 2008.

### **INGOING**

In addition to the purchase price and if applicable, the Purchaser(s) will be required to take to and pay for on completion all growing crops and acts of husbandry carried out up to the time of completion, at the valuation of the sole agents, Berrys, whose decision will be final and binding. The valuation to be calculated on the basis of cultivations carried out, cost of seed, fertilisers, lime and sprays applied in accordance with the Central Association of Agricultural Valuers Costings. Further details are available from the selling agents.

### **SERVICES**

Lot 1 has the benefit of a water supply from the private water supply serving Upper Day House to fill a water sprayer filling tank located on the land at Point A. A sub-meter is installed and a charge levied by the owners of the Upper Day House for the water consumed at the local water authority's standard rate.

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

The land has excellent road access, with Lots 1, 2 & 4 being accessed directly off the adjoining council maintained roadway. Lot 3 has a right of access over the unclassified lane.

The land has the benefit of an easement to connect to the existing electricity supply situated on land at Upper Day House.

The land is subject to wayleaves for overhead electricity apparatus, which passes over the land.

A number of public footpaths pass through the land. 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.

### **SINGLE PAYMENT SCHEME ENTITLEMENTS**

The land has been registered under the Single Payment Scheme and the 88.75 normal entitlements allocated to the land will be included within the sale, subject to the Rural Payments Agency's transfer rules. The monies arising from the 2011 Single Payment Scheme application will remain with the Vendor.

### **ENVIRONMENTAL STEWARDSHIP**

The land is subject to an Entry Level Stewardship Agreement (Ref No AG00340879) which commenced on 1st October 2010 and expires on 30th September 2015. The land is subject to a Countryside Stewardship Agreement (Ref No 12 CSS010547) which expires in October 2011. The agreements apply to the Vendor's entire land holding and the Purchaser(s) will be required to comply with the provisions of the agreements until their expiry. Further information is available from the selling agents.

### **BOUNDARIES, ROADS & FENCES**

The Purchaser(s) 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.

### **PLANNING**

Planning consent was previously obtained for the construction of an agricultural building on field number SO5596 4560, however this was not implemented and the consent has subsequently lapsed.

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 mineral rights are in hand and will pass with the freehold. The sporting rights have previously been let and are now in hand.

### **VIEWING**

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

### **VENDOR'S SOLICITOR**

Clare Dakin, Company Secretary and Solicitor, Frank Dakin & Son, Farm Office, Duddo Estate, Duddo, Berwick Upon Tweed, TD15 2PS.