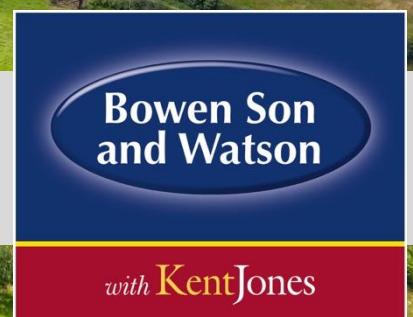




Land at New Marton Farm, New Marton, St. Martins,
Oswestry, Shropshire, SY11 3HR



Land at New Marton Farm, New Marton, Oswestry, Shropshire, SY11 3HR

Guide Price - £1,800,000

A rare opportunity to acquire a sizeable and productive parcel of agricultural land at New Marton Farm between the villages of Whittington and St Martins in Shropshire.

The land is split into two blocks located either side of a council maintained roadway. The majority of the land is currently grassland however it could all form part of an arable rotation if required.

Extensive works have also recently been carried out on the fencing, hedges and drainage systems.

The land is being offered for sale as a whole or in lots as required. Please contact the agent's Oswestry office for further information.



General Remarks

Bowen Son and Watson with Kent Jones are favoured with instructions to offer this productive block of agricultural land at New Marton Farm extending to circa 210.23 acres (85.08 ha) for sale by private treaty.

To the eastern side of the central roadway the land extends to circa 71.98 acres (29.13 ha) while to the western side the land extends to circa 138.25 acres (55.95 ha).

The western block of land includes a parcel of woodland extending to circa 22.24 acres (9.00 ha) and there are two small copses of woodland in the eastern block. The Shropshire Union Canal runs along with western boundary.

Location

New Marton is situated near the villages of St Martins (2 miles), Whittington (3 miles) and Gobowen (4 miles). The Lakeland town of Ellesmere is also within easy reach being



just over 4 miles away. Road access to the land parcels is excellent with two gateways providing access to the western block and five gateways providing access to the eastern block.

The Land

The land is currently laid to productive pasture and is generally in good heart. Other than the woodland parcel in the western block, all remaining land could form part of an arable or mixed arable/livestock farming enterprise.

Basic Payment Scheme

We are informed that the Basic Payment Entitlements are owned by the vendor and will be included within the sale.

Easements, Wayleaves and Rights of Way

The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sale particulars or not.



Services

We are informed that the land will be sold with access to a shared private water supply.

Sporting and Mineral Rights

Subject to legal confirmation it is believed that sporting and mineral rights are in hand and will pass with the freehold.

Woodland

The woodland parcel extending to circa 22.24 acres (9.00 ha) was planted under the English Woodland Grant Scheme in 2012 with the initial payment scheme running for 15 years.

It provides a valuable carbon capture resource and is planted on peat, which with the other peat meadows provide carbon sequestration, flood mitigation and grazing/mowing in a dry season. For further details please contact the selling agent.



Tenure

We are informed that the land is Freehold subject to vacant possession upon completion.

Plans

Please note that the plans published within these sale particulars are for identification purposes only and all areas are estimated.

Planning

The land is sold subject to any development plans, tree preservation orders, Town and 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 whether mentioned in these particulars or not.

Vendor's Solicitor

Claire Andrews, Gough Thomas and Scott, 8 Willow Street, Ellesmere, SY12 0AQ. 01691 622413. ellesmere@gtssolicitors.co.uk



Local Authority

Shropshire Council - 0345 678 9000.

Viewings

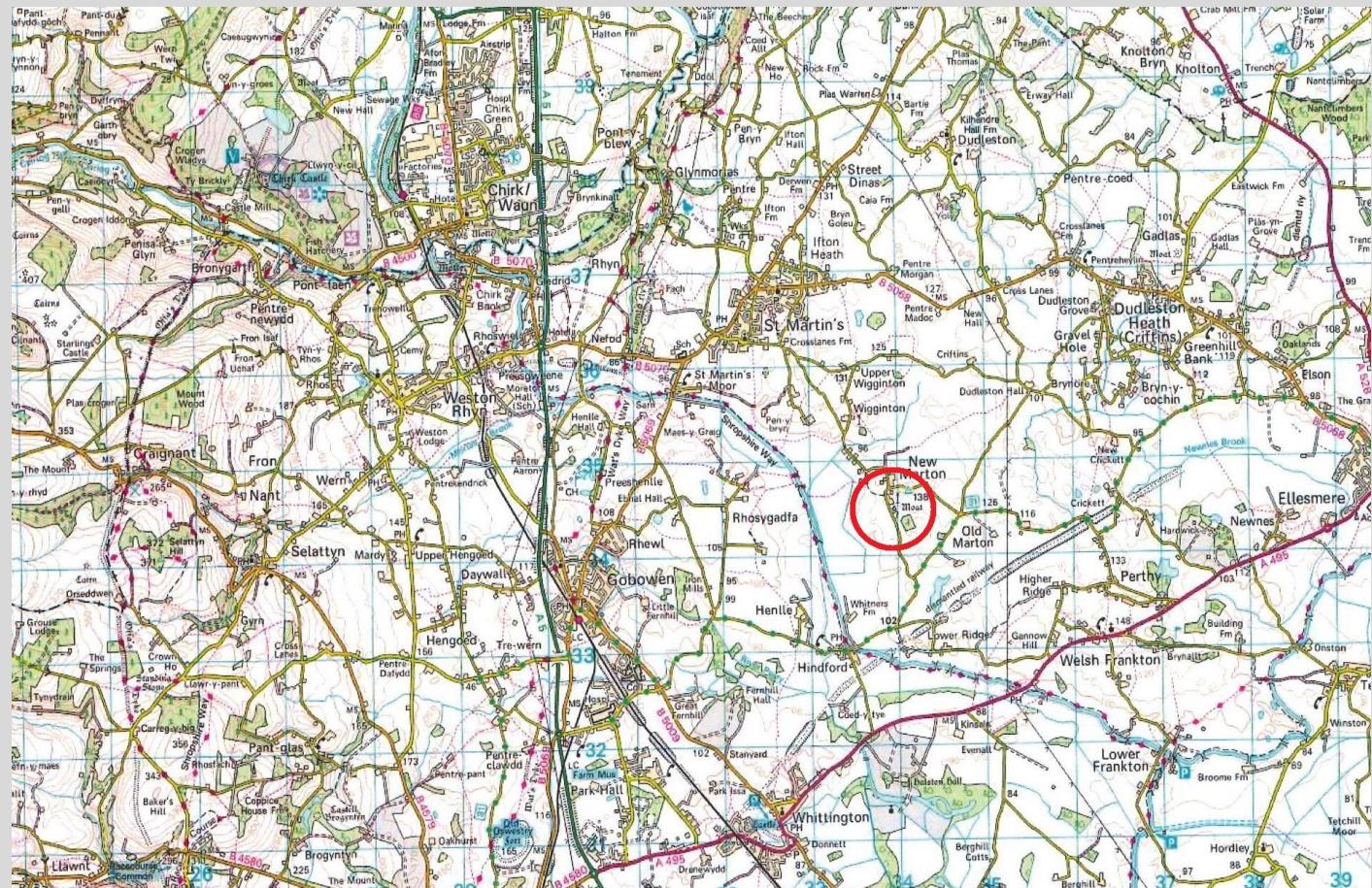
The land is available to view by appointment only. For further information or to arrange a viewing please contact the selling agent's Oswestry office.

Directions

From the nearby village of Whittington, proceed out of the village on the A495 Ellesmere Road. After leaving the village take the first turning on the left hand side signposted for Hindford and New Marton.

Follow the road ahead and into Hindford before turning right signposted for Lower Ridge, Old Marton and New Marton. Follow the road ahead keeping left at the next junction signposted for New Marton and St Martins. Continue along this road for one mile and you will reach New Marton Farm on the right hand side.

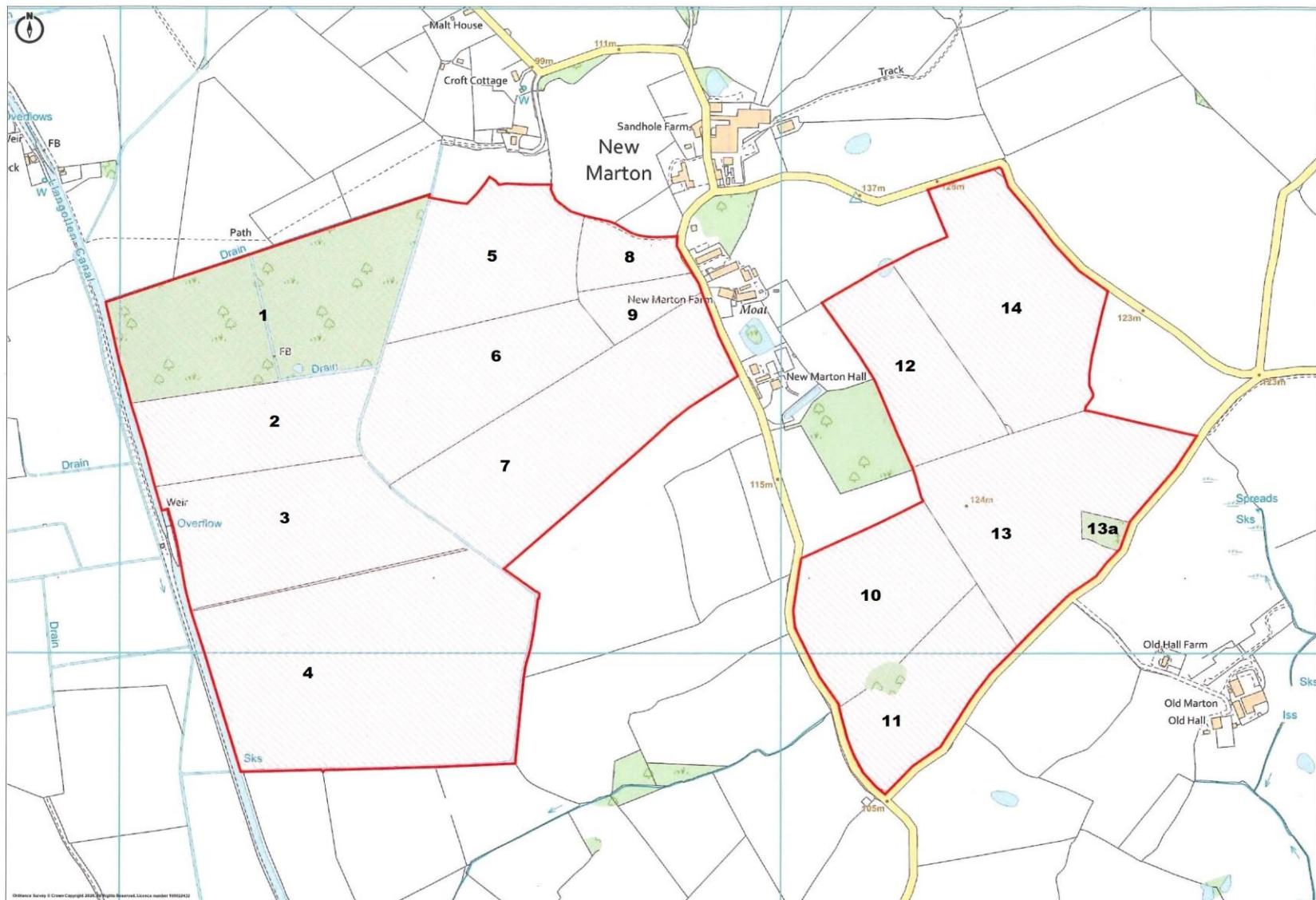




Knowledge | Expertise | Integrity

- Looking to **Sell** or **Let**?
- Do you need **mortgage** advice?
- Need a **Survey**?

Contact your local branch of **Bowen Son and Watson**
with **Kent Jones** today!



Promap^{v2}
LANDMARK INFORMATION

**Land at New Marton Farm, New Marton
St. Martins, Oswestry, SY11 3HR.**

**Not to Scale - For identification
purposes only.**

Schedule of Land at New Marton Farm, New Marton, Oswestry, SY11 3HR

Parcel Number	Current Cropping	Field Size (Ha)	Field Size (Acres)
1	Woodland	9.00	22.24
2	Grassland	4.56	11.27
3	Grassland	6.89	17.03
4	Grassland	13.88	34.30
5	Grassland	5.03	12.43
6	Grassland	5.59	13.81
7	Grassland	8.59	21.23
8	Grassland	1.32	3.26
9	Grassland	1.09	2.69
10	Grassland	5.12	12.65
11	Grassland	3.92	9.68
12	Grassland	4.02	9.93
13	Grassland	8.03	19.84
13a	Woodland	0.31	0.77
14	Grassland	7.73	19.10
	Total	85.08 ha	210.23 acres

To be read in conjunction with associated Land Identification Plan

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

View all our properties
on www.bowensonandwatson.co.uk

 OnTheMarket.com

Bowen Son and Watson with Kent Jones
Oswestry Office
Tel: 01691 652367

35 Bailey Street Oswestry Shropshire SY11 1PX
oswestry@bowensonandwatson.co.uk
www.bowensonandwatson.co.uk



Knowledge | Expertise | Integrity