



Land at Childs Ercall, Market Drayton



**barbersRURAL**  
rural surveyors & property agents



Lot One

55.73 Acres (22.55 Ha) of excellent quality land with organic certification, located on the southern side of the village of Childs Ercall. The versatile land is a combination of Grade II and III and is flat and free draining. Being of a sandy loam the land is ideal for a wide range of crops including irrigated roots, potatoes, field vegetables, cereals and fruit crops.

The land is offered for sale as a whole or in two lots:

Lot One: (Fields 1 and 2) 47.68 Acres (19.29 Ha) of prime arable land, predominantly Grade II, in arable rotation of cereals, potatoes, grass and vegetables and including an area of concrete hardstanding ideal for storage of machinery and or fodder and loading purposes.

Lot Two: (Field 3) 8.05 Acres (3.26 Ha) of permanent pasture ideal for mowing or grazing

#### Organic Status

The land has organic status and has been farmed organically for many years.

#### Development Clawback

The property is subject to an historical clawback agreement from when the land was purchased. The Sellers believe that this is unlikely to be enforceable but prospective Buyers must satisfy themselves of this.

#### Tenure

We are advised that the land is sold freehold with vacant possession.

#### Basic Payment Scheme

The land is registered under the Basic Payment Scheme, the relevant entitlements will be transferred to the buyer after completion of the sale.

#### Services

Mains water and electricity are available in the vicinity but are not currently connected. Connection to these services would be at the cost of the buyer.

#### Rights of Way & Easements

There are three access points to the land, two to the north leading to an area of hardstanding and one via a right of way over the airfield to the south.

A public footpath crosses the land.



Lot Two



The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

#### Method of Sale

For Sale by Informal Tender as a whole or in two lots. Offers are invited by 31st January 2022.

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and the Rural Land Register. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

#### Viewing

By arrangement with the Agents, Barbers Rural, at Smithfield House, Smithfield Road, Market Drayton, Shropshire, TF9 1EW 01630 692500 or info@barbers-rural.co.uk

Viewing is strictly by appointment with the Agents, and it is requested that the **viewer is carrying a set of the Agent's sales particulars. All viewers are asked to park courteously and avoid blocking the road or gateway.**

#### Directions

Leave Childs Ercall village centre on the Howle/ Sambrook road and take the first right for Eaton Upon Tern. After passing the bowling club on the left the land is found immediately on the left. 11107 22.12.2021



"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services. The measurements given are approximate.

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