



Roger  
Parry  
& Partners

LAND AT EVENALL FARM, WHITTINGTON,  
OSWESTRY, SHROPSHIRE, SY11 4NT



# LAND AT EVENALL FARM

WHITTINGTON • OSWESTRY • SHROPSHIRE

- Approximately 230 acres of productive arable and pasture land
- Occupies an accessible but private rural position to the East of Oswestry, in North Shropshire.
- Vacant possession on purchase
- Available as a whole or as lots
- Grade 2 & Grade 3 Agricultural Land classification

## DESCRIPTION

The Land at Evenall Farm is a highly productive arable farm, with an exceptional views across Shropshire and to the hills of Mid Wales. The land in its current state is a ring fenced , all set in **230 acres (93.07 hectares)** or thereabouts of agricultural land.

Evenall Farm is relatively flat with 187.60 acres (75.92ha) of productive arable land and 42.40 acres (17.16 ha) of pasture land. The land has been tenanted over the last couple of years and is offered for vacant possession available on purchase of the land, subject to crops being removed.

## SITUATION

The Land at Evenall Farm is located close to the popular village of Whittington, within the beautiful Shropshire countryside, home to rich agricultural diversity. It's situation provides quick and easy access to the market towns of Ellesmere and Oswestry. The property equally benefits from good transport links further afield to Birmingham, Chester, Liverpool and Manchester.









## LAND

This is a ringfenced farm set in approximately **230 acres (93.07 hectares)**. The land is of good quality and is currently utilised within an arable rotation as well as including some pastures used for hay making . The land at Evenall Farm has benefitted from a great deal of investment to improve the productive capacity of the land. Well kept fences with mature trees and hedgerows surround the land. There is excellent access with a proportion of the land being accessed off council maintained roads and the rest by a track running through the centre of the land. Internally, the land is serviced by long lengths of hard core tracks, enabling access throughout the year.

### Lot 1

To include **35.16 acres (14.23 hectares)** of high quality land suitable for an arable rotation including potatoes. The land forms a convenient block which is well served for access from the main farm track. The size and layout lend themselves to modern farming practices.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3531 3895	Arable	6.37	15.74
2	SJ 3531 6387	Arable	7.86	19.42
Total			14.23	35.16

Offers in the region of £420,000

### Lot 2

To include **50.05 acres (20.26 hectares)** of high quality land suitable for arable rotations including potatoes with potential roadside access. The land is registered as Grade 2– Very Good, according to the Agricultural Land Classification. The soils in general are freely draining with a texture from Medium to Light (Silty) to Heavy.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3531 2974	Arable	10.12	25.00
2	SJ 3531 6262	Arable	10.14	25.05
Total			20.26	50.05

Offers in the region of £600,000





## Lot 3

To include **17.07 acres (6.91 hectares)**, which is located to the left hand side of Berghill Lane, with a double-gateway and roadside access. The field is currently in Maize, but is understood cropping has also included winter wheat, barley, oilseed rape, potatoes and grass leys.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3531 3244	Arable	6.91	17.07
Total			6.91	17.07

Offers in the region of £208,000



## Lot 4

To include **33.25 acres (13.46 hectares)** of high quality land suitable for arable rotations, registered as Grade 3– Good to Moderate according to the Agricultural Land Classification. Over the field, the pylons with overhead electricity cables run, forming part of the National Grid network.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3631 0448	Arable	13.46	33.25
Total			13.46	33.25

Offers in the region of £485,000







## Lot 5

To include **52.83 acres (21.34 hectares)**, of a mixture of arable and pasture leys. Within Lot 5 there is a small area of peat within the Grade 3 registered land by the Agricultural Land Classification. All fields are accessed by the internal track, allowing for access throughout the year.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3531 9882	Pasture	7.15	17.66
2	SJ 3632 1206	Arable	8.00	19.76
3	SJ 3631 2755	Pasture	6.24	15.41
Total			21.34	52.83

Offers in the region of £520,000



## Lot 6

To include **20.90 acres (8.46 hectares)** of high quality land suitable for arable rotations with roadside access. The soils in general, are freely draining with a texture from Light to Medium (Sandy).

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3531 3016	Arable	8.46	20.90
Total			8.46	20.90

Offers in the region of £250,000

## Lot 7

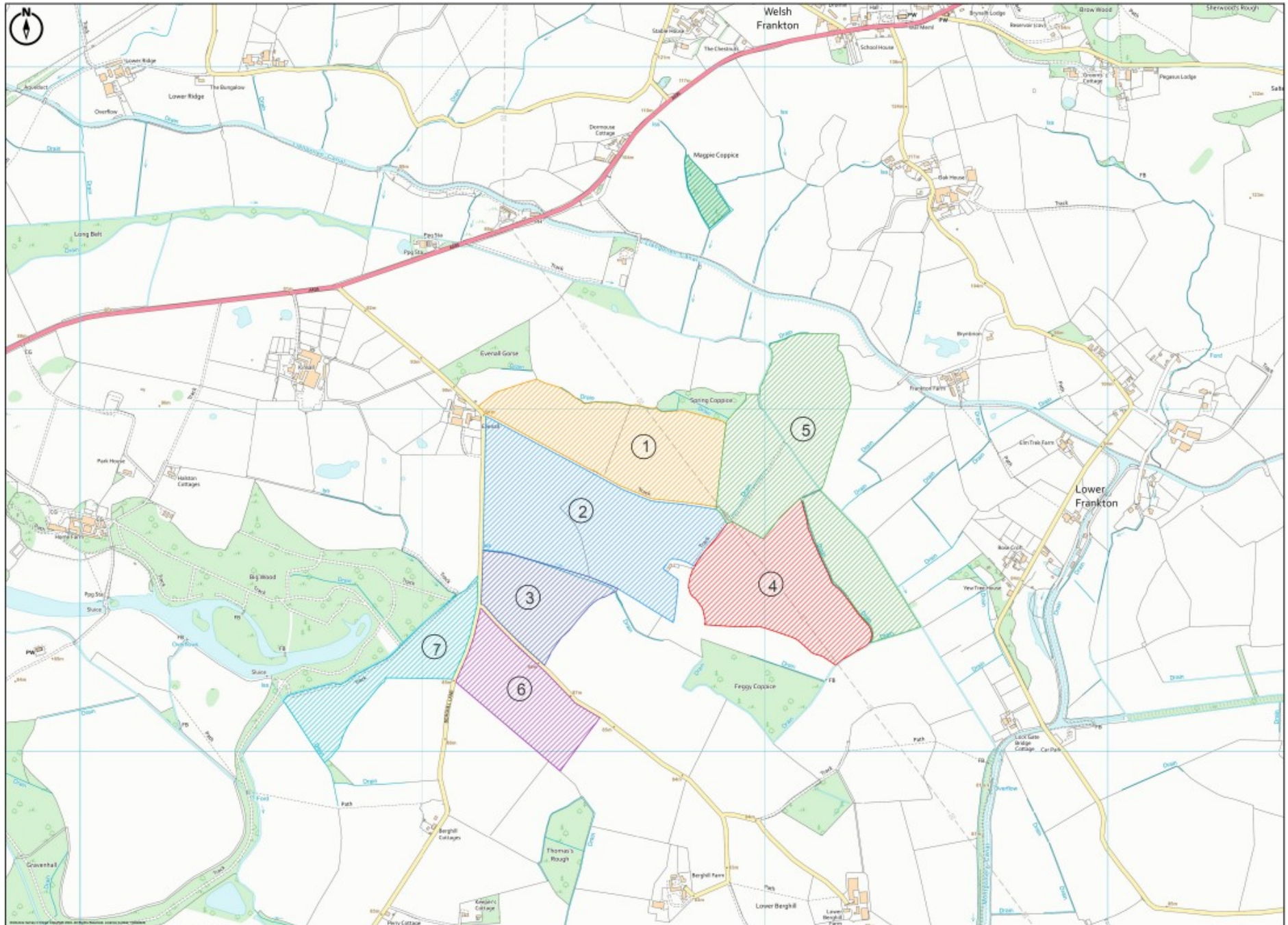
To include **19.91 acres (8.05 hectares)** both capable of being within an arable rotation, currently leayed to Temporary Grass and Winter Wheat. The field is well served with access from the public highway, adjoining a track. A permissive access right is being retained once sold.

	Field Number	Description	Size (hectares)	Size (acres)
1	SJ 3431 7414	Pasture/ Arable	3.77	9.31
2	SJ 3531 0531	Arable	4.29	10.60
Total			8.05	19.91

Offers in the region of £235,000











### **Method of Sale**

The property is offered for sale by private treaty as a whole or in lots.

### **Local Authority**

Shropshire County Council - [Shropshire Council](#)

### **Minerals, Sporting and Timber rights**

Are all included within the sale.

### **Wayleave, Easements and Rights of Way**

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

### **Tenure**

Freehold with vacant possession on completion, subject to crop harvest.

### **Plans, Areas and Schedules**

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

### **Solicitors**

William Ransford— Milwyn Jenkins and Jenkins, 2 Heol Maengwyn, Machynlleth, Powys, SY20 8AE—01654 554000

### **Basic Payment Scheme (BPS)**

There is no BPS entitlements included in the sale. The Purchaser/s will have an obligation to comply with ongoing BPS Cross Compliance Rules until 31st December 2023.

### **Fencing liabilities**

If the land is sold in lots, purchaser(s) may be required to erect new fences forming new boundaries which are not already clearly fenced. Further information is available from the selling agent.

### **Viewing**

All viewings must be accompanied and arranged through the selling agents. In keeping with the nature of the land, we advise that all viewers bring sensible footwear and clothing to view the property.

### **Services**

Water is available to Lot 5 which can be metered. To our knowledge, we are not aware of any further services to the land.



What3words

///tasteful.pickle.bride

Directions:

From the Oswestry A5 Mile End roundabout, proceed north towards Wrexham along the A5 Trunk road. At the first roundabout take the third exit onto the A495 to Whittington for approximately 2 miles until reaching the T-junction in the centre of Whittington. Go left at the T-junction, travelling on the A495 for approximately 200m with Whittington Castle being on your left hand side. At Ye Olde Boote Inn turn left onto the Ellesmere Road (A405), continuing for approximately 2 miles then taking a left onto Berghill Lane. Head straight on Berghill Lane for approximately 500m, until approaching a Right hand bend. The Land at Evenall Farm will be signalled by the Agent's 'For Sale' board.

What 3 Words: ///lives.remarks.narrates

## Viewing arrangements

Viewing of the property is strictly by appointment only through

Richard Corbett BSc Hons MRICS FAAV  
Philippa Maddocks

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry,  
Shropshire, SY11 2NU

Or

Our Head Office

Mercian House, 9 Darwin Court, Oxon Business Park,  
Shrewsbury, Shropshire, SY3 5AL

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.