



**Roger
Parry**
& Partners

Land at the Day House Farm,
Edgebold, Shrewsbury, SY5 8NX

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A rare opportunity to acquire a sizeable block of high yielding prime agricultural land extending to **111.74 acres (45.22 ha)**, or thereabouts, at Day House Farm located adjacent to the Shrewsbury bypass. A small area of woodland is included in the sale. The fertile permeable loamy and clayey soil lends itself well to productive grassland and arable purposes.

Guide Price

£1,500,000



LOCATION

The land is situated on the south west edge of Shrewsbury, adjoining the A5 bypass. Access to the land is obtained by a shared access (marked X) onto the A488 by the roundabout.

METHOD OF SALE

The property is for sale by Private Treaty and is available as a whole.

TENURE

The land is available on a freehold basis with vacant possession on completion. There is a restriction on the land, limiting it to agricultural use only.

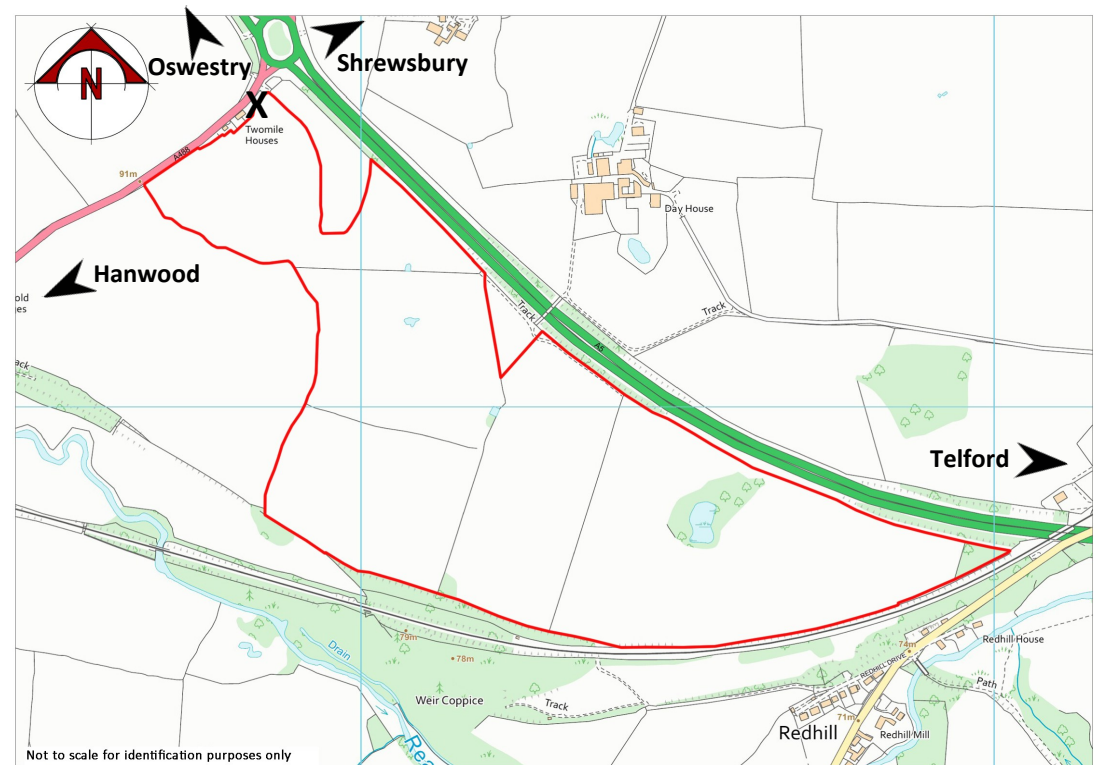
An income of £4,320 per annum is received from road side field signage.

SERVICES

Mains water available. Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.





LOCAL AUTHORITY

Shropshire County Council.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There will not be access over the A5 Bridge.

AGRI-ENVIRONMENT SCHEMES

The land is subject to a Sustainable Farming Incentive Agreement.

MINERAL RIGHTS

All mineral rights as they are owned are included in the sale.



Directions

The Land is adjacent to the Shrewsbury A5 bypass with access off the A488, 50 meters from the Hanwood Roundabout as indicated by the Agent's 'For Sale' Boards. Access over tarmac entrance through right hand gate.

What3words [///arranger.hobbit.heaven](https://www.what3words.com/#!/arranger.hobbit.heaven)

Viewing Arrangements

Viewing of the property is strictly by appointment only through

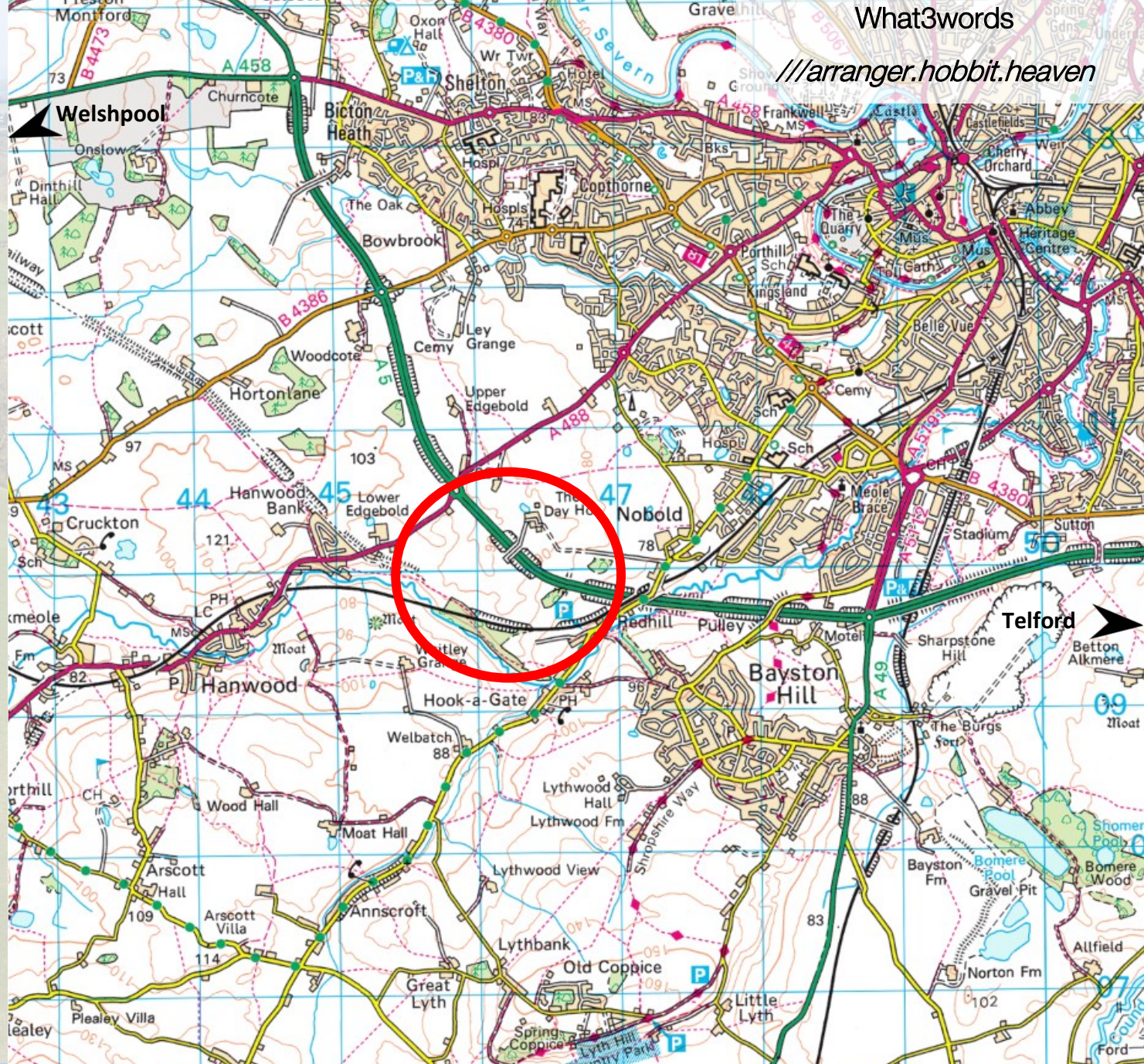
Roger Parry FRICS

Please contact our Shrewsbury Office:

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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.