



*Ladyhill Farm*

| WEST FELTON

| **Carter Jonas**

**LADYHILL FARM  
WEST FELTON  
OSWESTRY  
SY11 4JZ**

**Ladyhill Farm comprises a range of farm buildings and approximately 52.42 acres (21.21 hectares) of level pastureland.**

Offers over £450,000.



**LOCATION**

The holding is ideally located just outside the village of West Felton. Local shops and services are available in the town of Oswestry, just 4.4 miles away, and there are good road connections to the popular town of Shrewsbury.

**AMENITIES**

The town of Oswestry offers a full range of local amenities including schools and colleges, a hospital, medical centres, supermarkets, retail facilities, bars, and restaurants.

**FARM BUILDINGS**

The holding benefits from the following agricultural buildings.

- A steel portal framed Dutch barn with steel clad sides and back, an open front, and an earth floor (18.2m x 8.2m)
- A covered yard with a steel frame under a fibre cement roof (8.4m x 9.3m)
- A 10 point dairy parlour (7.9m x 5.5m)
- A steel framed cubicle shed with a steel roof and 50 cubicles (22.8m x 13.9m)

**LAND**

The holding is set in 52.42 acres of reasonably level pastureland currently split into 11 parcels and suitable for livestock grazing and equestrian use. The boundaries are predominately mature hedges and stock fencing.

## METHOD OF SALE

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

## TENURE & POSSESSION

Vacant possession will be provided upon completion.

## BASIC PAYMENT SCHEME

Basic Payment Entitlements are not included in the sale.

## DEVELOPMENT OVERAGE

The land will be sold subject to a development overage of 30% for a term of 20 years. For further details of the overage clause, please contact Carter Jonas.

## LOCAL AUTHORITY

Shropshire Council

Website: [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

## SERVICES

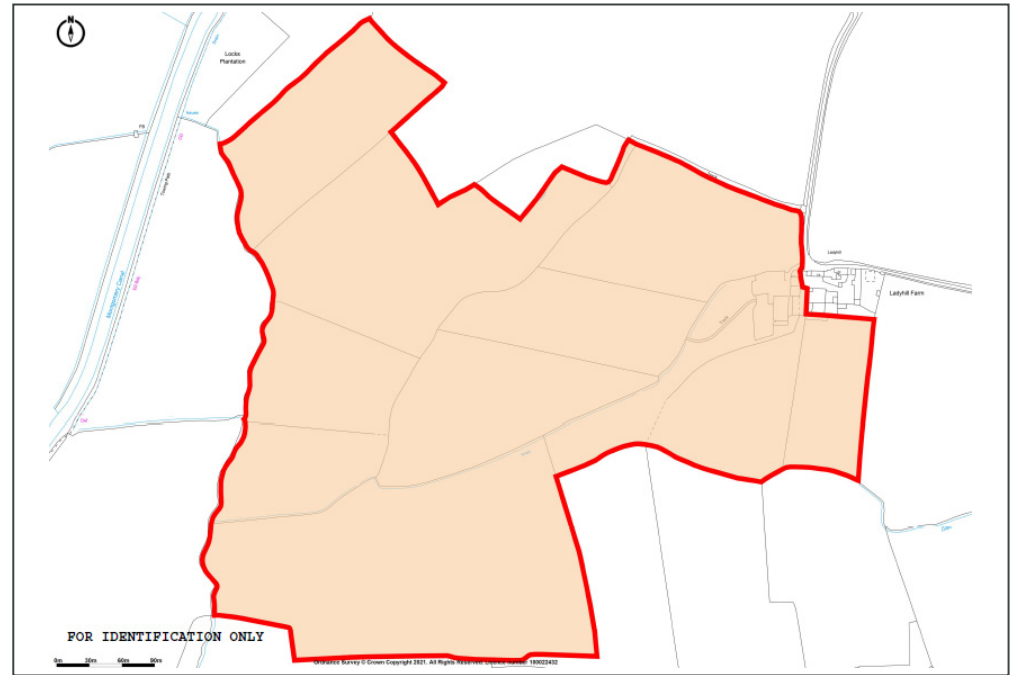
- Mains water
- Mains electric
- Piped water troughs

## VIEWINGS

Viewing strictly by appointment only.

## DIRECTIONS

From Oswestry, take the A5 south and after roughly 3.7 miles turn left onto Holyhead Road (B5009). Follow this road for approximately 1 mile until you reach West Felton, then turn right onto The Avenue over the A5 and onto Woolston Road. Continue past West Felton Church and take the next right turning. After roughly 0.5 miles, Ladyhill Farm is on the left.

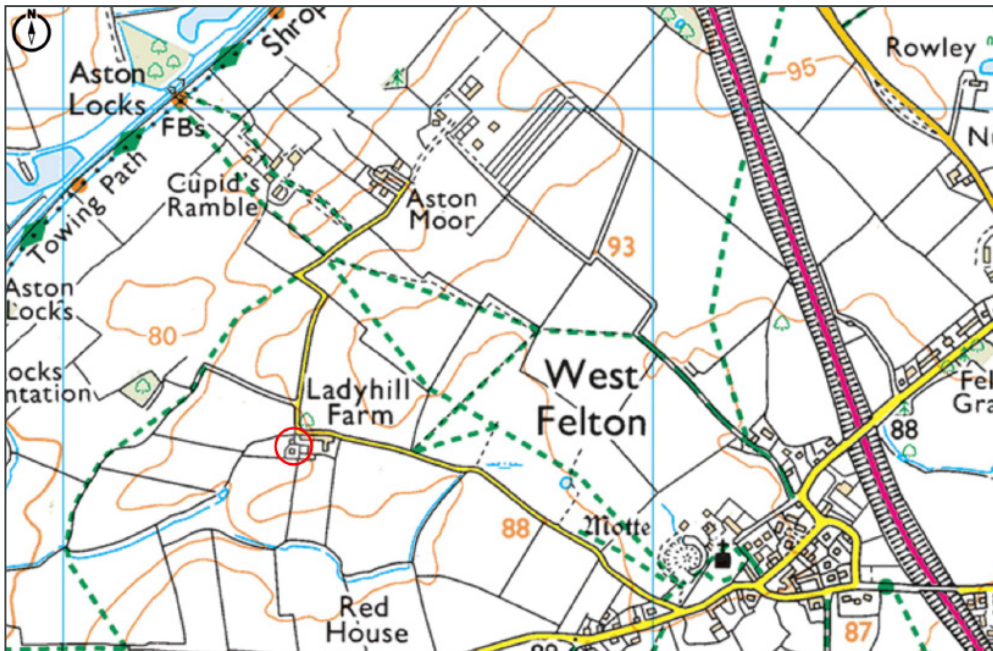


## SHREWSBURY

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## IMPORTANT INFORMATION

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