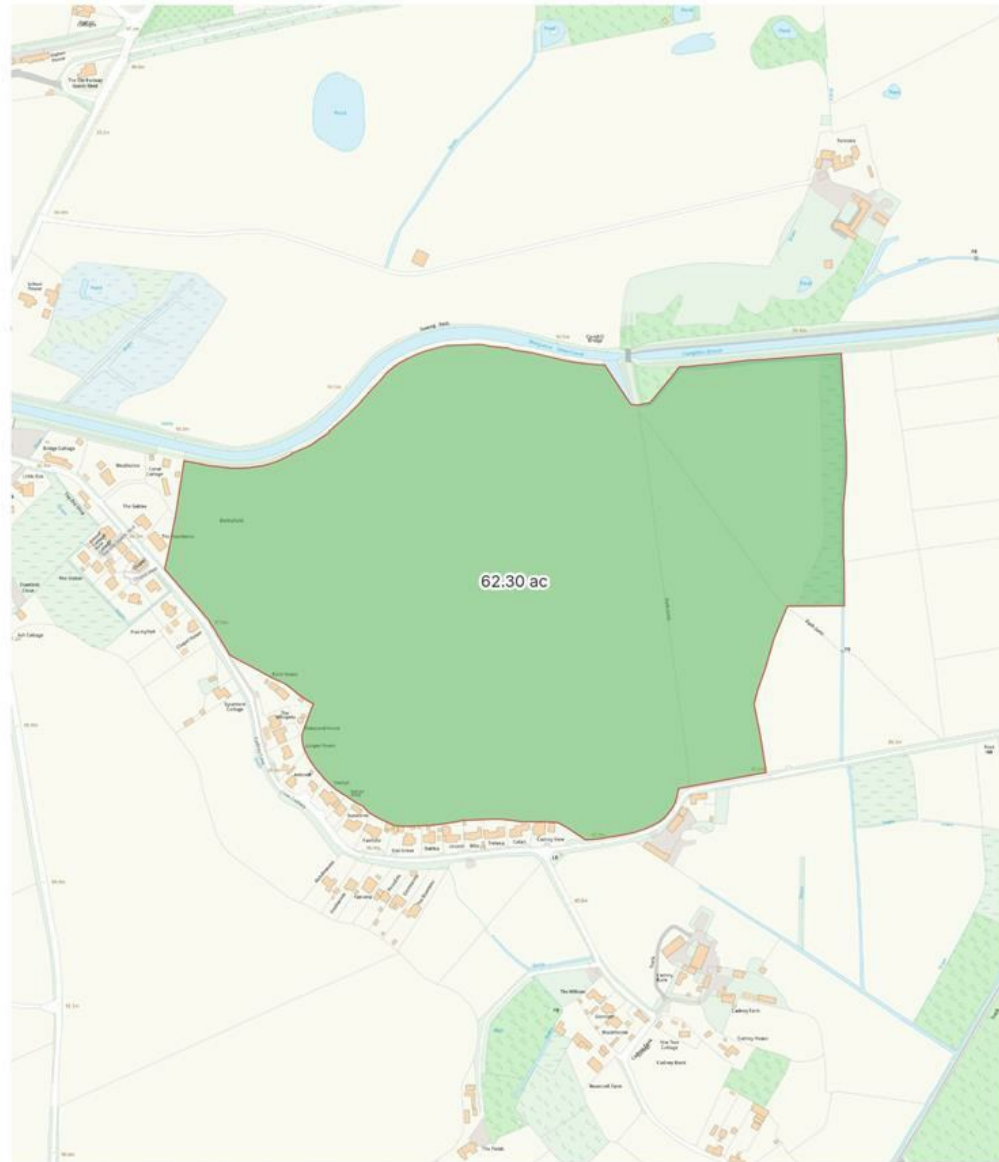


FOR SALE

Approximately 62.30 Acres of Arable Land, Cadney Lane, Bettisfield, Whitchurch, Shropshire, SY13 2LW



Land at Cadney Lane Bettisfield



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FOR IDENTIFICATION PURPOSES ONLY



FOR SALE

Guide Price £875,000

Approximately 62.30 Acres of Arable Land, Cadney Lane, Bettisfield, Whitchurch, Shropshire, SY13 2LW

An excellent opportunity to acquire a most productive and versatile block of predominantly Grade 2 arable land, in a well known farming district, just outside the rural hamlet of Bettisfield, currently retained in a single enclosure, with good access on to a council maintained road, extending, in all, to approximately 62.30 acres or thereabouts.



01691 622 602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
Email: ellesmere@hallsgb.com



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Bettisfield (0.2 miles), Wem (6 miles), Whitchurch (6 miles), Ellesmere (6 miles).
(All distances approximate)

- **First class arable land**
- **Grade 2/3B**
- **Noted farming district**
- **Excellent road accesses**
- **Inspection essential**
- **Extending to approximately 62.30 acres (25.24 hectares)**

DESCRIPTION

Halls are delighted with instructions to offer this excellent parcel of arable land at Bettisfield, for sale by Private Treaty.

The land is retained within one principal enclosure, with good vehicular accesses on to Council maintained Cadney Lane.

At present, the land has recently been planted with maize, and prospective purchasers will have the choice of taking to the maize on completion or completing the purchase after the maize has been harvested.

The land is a variation of soil types with it mostly being a light, sandy workable loam with an area of black soil and a very small area of peat to the rear.

The land would be considered to be predominantly Grade 2 on the Provisional Land Classification Map of England & Wales with an area of 3b, and according to Soilscales would comprise areas of freely draining, slightly acid, loamy soil and areas of slowly permeable, seasonally wet, base rich loamy and clayey soil.

The sale presents an unusual opportunity to purchase a well farmed parcel of arable land in a noted farming area and should, therefore, be of interest to farmers wishing to supplement their existing acreages, or those just wishing to invest in a high quality parcel of land.

The land extends, in all, to approximately 62.30 acres, or thereabouts.

An inspection is highly recommended.

SITUATION

The land is situated just outside the rural hamlet of Bettisfield (0.2 miles), within easy motoring distance of the north Shropshire towns of Wem (6 miles), Whitchurch (6 miles), Ellesmere (6 miles), all of which, have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (17 miles) is also easily accessible by car and has a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere take the A495 for approximately 6 miles, passing through the village of Welshampton. Take the turning right signposted Bettisfield (1) and Wem (7). Proceed for approximately 1.1 miles and turn left down Cadney Lane. Continue for approximately 0.2 of a mile and the land will be found on the left hand side, identified by a Halls For Sale board.

What 3 Words: ///plugs.unspoiled.retrain

ENVIRONMENTAL STEWARDSHIP

We understand that the land is not currently subject to any known Environmental Stewardship schemes.

NITRATE VULNERABLE ZONE

We understand that the land is situated within a Nitrate Vulnerable Zone.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase. The land has recently been planted with maize, so completion of the purchase will not be until the maize is harvested, or, if preferred, (subject to a Halls valuation) the purchaser can have the option to take to the maize crop on completion.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

LOCAL AUTHORITIES

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY

Welsh Water, Dwr Cymru Welsh Water PO Box 690 Cardiff CF3 5WL

DEFRA, Ty Merlin, Heol Glasdwr, Parc Pensarn, Carmarthen SA31 2NJ

OVERAGE

The land will be subject to an overage provision whereby if planning permission is obtained for any non-agricultural use in the next 15 years then 15% of the uplift in value will be payable to the vendor.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING

In daylight hours by those in possession of a set of these Halls sales particulars

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SOLICITOR

Anna Russell, FBC Manby Bowdler, Juneau House, Shrewsbury Business Park, Shrewsbury, Shropshire SY2 6LG
Tel: 01743 241551

