

for sale in Shropshire

£ 600,000

📍 Shropshire, West Midlands



**Jackson Property**

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**01743 709249**

## Description

Approximate distance (miles): Dalton 1.5m | Wigan 5.6m | Warrington 16m | Bolton 16.8m | Liverpool 19m | Liverpool John Lennon Airport 25.8m | Manchester 28m | Manchester Airport 30m

**Situation**  
This is a unique opportunity to acquire a derelict farmstead including two stone barns, all of which offer alternative uses, subject to the relevant planning permissions. The ruins of Belle Vue Farm sit in the heart of the land. Once an impressive and Listed building, it has now fallen into disrepair but offers scope for renovation subject to pp. The freehold of this land on the outskirts of Dalton and Upholland is a rare opportunity to purchase quality land suitable for a mixture of uses, including equestrian. The land has predominately been within an arable rotation and is grade 3 according to the land classification maps. The land equates to just below 40 acres in total with circa 5 fields of arable and the remaining woodland. The boundaries are a mixture of mature hedgerow, stock fencing and post and rail. There is good access from Crow and Beacon Lane's and only a short distance to the A577, M58 and M6 motorways. There is a mixture of woodland on the land, circa 10 acres and a disused quarry. Local Authority West Lancashire Council Easements, Wayleaves and Public Rights of Way The land is subject to all existing wayleaves of electricity, pipelines and all public rights of way whether specified or not. Town and Country Planning Act The property notwithstanding any description contained within these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not come to be in force but also subject to any statutory provision or by law, without obligation on the part of the vendor to specify them. Base Farm payment entitlements Entitlements are currently being claimed on the land and would be available by separate negotiation. Tenure Freehold with vacant possession Services We have been informed that mains water is available locally.

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**Category** Properties

**Price** £ 600,000

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## Images

