

168.86 ACRES (68.33 HECTARES) OF PRODUCTIVE GRASSLAND AVAILABLE IN 3 LOTS FOR 2023 SEASON HENHULL HALL, NANTWICH

- ☙ HENHULL HALL
WELSHMANS LANE
NANTWICH
CW5 6AD
- ☙ AVAILABLE IN 3 LOTS
- ☙ GOOD VEHICULAR
ACCESS
- ☙ ANNUAL MOWING
LICENCE FOR 2023
- ☙ AVAILABLE VIA
INFORMAL TENDER –
TENDER DATE –
FRIDAY 27TH JANUARY
12:00



LOCATION

The land at Henhull Hall is located between Nantwich and Acton. The land can be accessed off Welshmans Lane and the A51 (Millstone Lane).

DESCRIPTION

The land totals 168.86 acres (68.33 Hectares) available as a whole or in the 3 lots. The land is classified as Grade 3 and is designated as a Nitrate Vulnerable Zone.

The licensor will apply 80-16-16 fertiliser to the land around the end of March or the beginning of April (weather permitting).

AGREEMENT

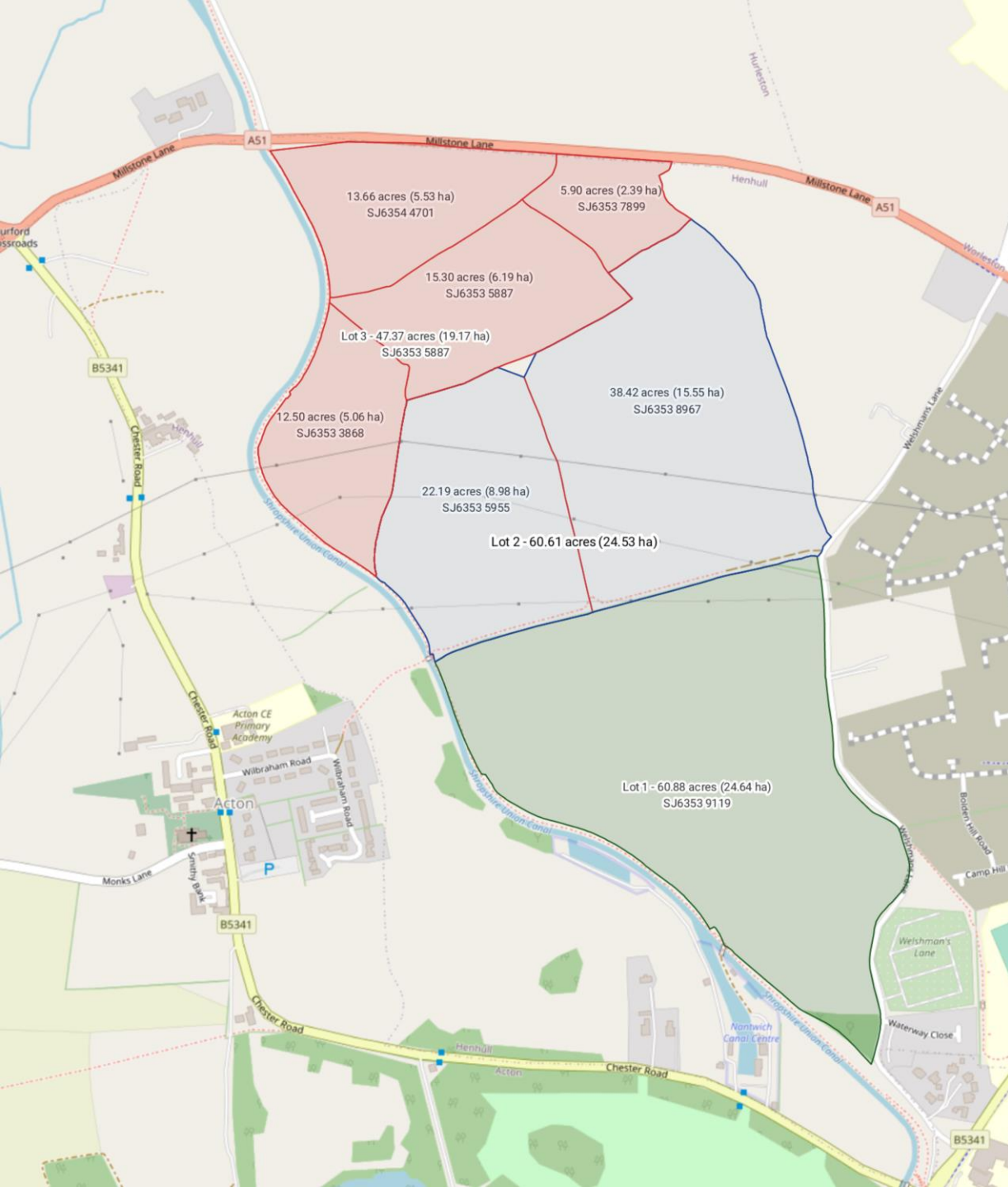
The land is available for the 2023 growing season from 1st April – 15th October on a mowing licence. The grazing of livestock is not permitted.

SELBY RURAL



The land will be aerated and rolled by the licensor. The licence fee is payable in three tranches:

- ☛ 1st April 2023 – 50% of licence fee
- ☛ 1st June 2023 – 25% of licence fee
- ☛ 1st August 2023 – 25% of licence fee



LOT 1

Accessed off Welshmans Lane, lot 1 comprises one field totalling 60.88 acres (24.64 hectares), down to grass. Lot 1 benefits from 4 access points off Welshmans Lane.

Lot 1	Cropping				
Field number	Ac	Ha	2022	2021	2020
SJ6353 9119	60.88	24.64	Temporary Grass & barley	Temporary grass & maize	Temporary grass & barley

LOT 2

Accessed off Welshmans Lane, lot 2 comprises 3 fields totalling 60.61 acres (24.53 hectares), all down to grass. Lot 2 has 1 access point off Welshmans Lane.

Lot 2	Cropping				
Field number	Ac	Ha	2022	2021	2020
SJ6353 5955	22.19	8.98	Temporary Grass	Barley	Barley
SJ6353 8967	38.42	15.55	temporary grass & barley	temporary grass & wheat	Temporary grass & barley

LOT 3

Accessed off the A51, lot 3 comprises 4 fields totalling 47.37 acres (19.17 hectares), all down to grass. Lot 2 has 2 access points off the main road.

Lot 3	Cropping				
Field number	Ac	Ha	2022	2021	2020
SJ6353 3868	12.50	5.06	Temporary Grass	Temporary grass & wheat	Temporary Grass
SJ6353 5887	15.30	6.19	Barley	Wheat	Wheat
SJ6354 4701	13.66	5.53	Temporary Grass	Temporary Grass	Temporary Grass
SJ6353 7899	5.90	2.39	Barley	Temporary Grass	Temporary Grass

VIEWINGS

The land can be viewed at any time on the basis you have a set of particulars with you, in digital format or hard copy.

TENDER

Please email tom@selbyrural.co.uk for a copy of the informal tender form. The informal tender date is **12:00 on Friday 27th January 2023**. The informal tender forms are to be submitted via email only.

Please note neither the highest nor any tender will necessarily be accepted.

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