

128.46 ACRES (51.99 HECTARES) OF PRODUCTIVE GRASSLAND AND FARM BUILDINGS AVAILABLE IN 2 LOTS FOR 2023 SEASON EARDSWICK HALL, MINSHULL VERNON

- ✂ EARDSWICK HALL
EARDSWICK LANE
MINSHULL VERNON
CREWE
CW1 4RQ
- ✂ AVAILABLE IN 2 LOTS
- ✂ GOOD VEHICULAR
ACCESS
- ✂ ANNUAL MOWING/
GRAZING LICENCE &
BUILDING LICENCE FOR
2023
- ✂ AVAILABLE VIA
INFORMAL TENDER –
TENDER DATE – FRIDAY
17th FEBRUARY 12:00



LOCATION

The land at Eardswick Hall is conveniently located off Eardswick Lane and Middlewich Road.

DESCRIPTION

The land totals 128.46 acres (51.99 Hectares) available as a whole or in the 2 lots. Lot 1 – 65.80 acres (26.63 hectares). Lot 2 – 62.66 acres (25.36 hectares) The buildings comprise, 196 cubicles, general purpose building, two silage clamps, slurry lagoon and dirty water tank.

The land is classified as Grade 3 and is designated as a Nitrate Vulnerable Zone.

The licensor reserves the right to spread farmyard manure, slurry and dirty water on the land throughout the licence period.

SELBY RURAL



There is a water trough to all fields expect field SJ6760 0105. There is a natural spring in this field.

AGREEMENT

The land is available for the 2023 growing season from 1st April – 31st October on a mowing/ grazing licence. The buildings are available from 1st April 2023 - 29th February 2024 on a building licence. The licence fees will be due on 1st of every month in advance.



LOT 1

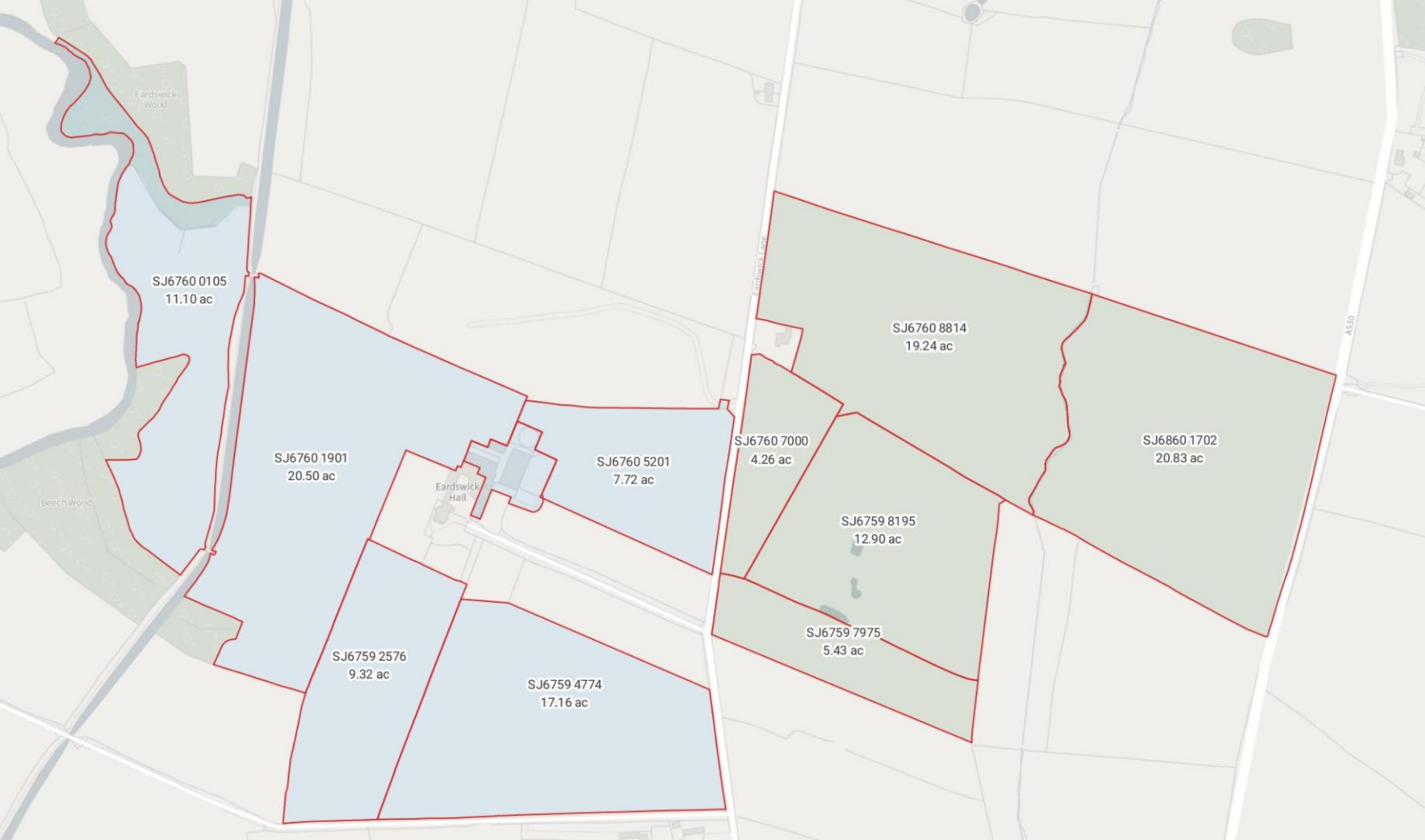
Accessed off Eardswick Lane and the main farm drive, lot 1 comprises five field of permanent grass totalling 65.80 acres (26.63 hectares) and the farm buildings. Lot 1 benefits from 2 access points off Eardswick Lane.

The buildings comprise the following:

- ☛ Shippon – 32 stalls (with the ability to double up i.e. 64 stalls)
- ☛ Main cubicle building – 134 Newton Rigg cubicles
- ☛ Back cubicle shed – 30 Newton Rigg cubicles
- ☛ 4 bay general purpose shed – loose housing or bale store – 65ft x 32 ft
- ☛ Roofed silage clamp – 1400m3 capacity
- ☛ Open silage clamp – 870m3 capacity
- ☛ Dirty water tower – 320,000-gallon capacity
- ☛ Slurry lagoon

The dirty water and slurry will be applied to the land during the licence period.

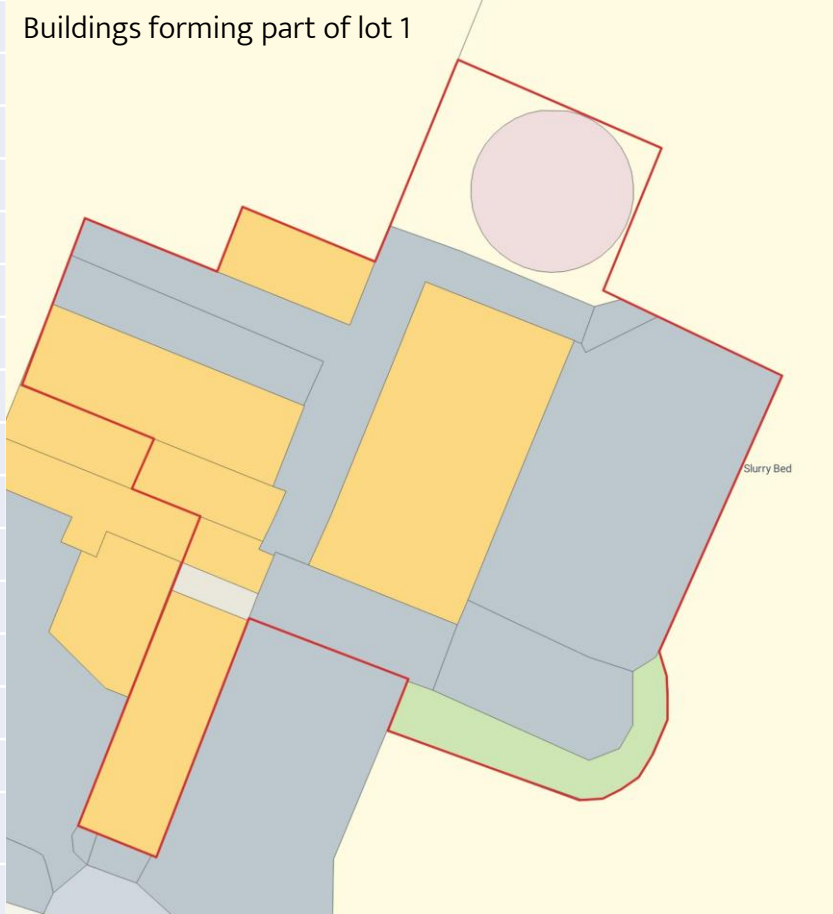
All the land is down to permanent grass, however field SJ6760 0105 is in Countryside Stewardship Scheme and subject to option GS2: Permanent grassland with very low inputs.



LOT 2

Accessed off Eardswick Lane and Middlewich Road, lot 2 comprises 5 fields totalling 62.66 acres (25.36 hectares), all down to permanent grass. Lot 2 has 2 access points off Eardswick Lane and 1 access point off Middlewich Road.

Lot 1			
Field number	Ac	Ha	Crop
SJ6760 5201	7.72	3.12	Permanent grass
SJ6760 1901	20.5	8.30	Permanent grass
SJ6760 0105	11.1	4.49	Permanent grass
SJ6759 2576	9.32	3.77	Permanent grass
SJ6759 4774	17.16	6.94	Permanent grass
TOTAL	65.80	26.63	
Lot 2			
Field number	Ac	Ha	Crop
SJ6759 7975	5.43	2.20	Permanent grass
SJ6760 7000	4.26	1.72	Permanent grass
SJ6759 8195	12.9	5.22	Permanent grass
SJ6760 8814	19.24	7.79	Permanent grass
SJ6860 1702	20.83	8.43	Permanent grass
TOTAL	62.66	25.36	



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. If you wish to view the buildings, please contact the Agent – Tom Selby 07590614002 or 01829 423183.

TENDER

Please email tom@selbyrural.co.uk for a copy of the informal tender form. The informal tender date is **12:00 on Friday 17th February 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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