

FOR SALE

13.54 Acres of Accommodation Land at Molverley, nr Oswestry, SY10 8PF



FOR SALE

Guide Price £100,000

13.54 Acres of Accommodation Land at Molverley, nr Oswestry, SY10 8PF

A productive and attractively situated parcel of Accommodation Land, retained in two enclosures, extending, in all, to approximately 13.54 Acres or thereabouts, in a well known farming district with good road access and ideal for the grazing of all kinds of livestock, including horses, for sale by private treaty, as a whole or in two lots.



01691 622 602

Halls
Ellesmere Office
The Square, Ellesmere, Shropshire SY12 0AW



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Oswestry (9 miles), Shrewsbury (13 miles), Welshpool (14 miles)
(All distances approximate)

- Excellent parcel of accommodation land
- Retained in two enclosures of pasture
- Access on to a quiet country lane
- Super unspoilt rural location
- Convenient to Oswestry and Shrewsbury
- Extending to 13.54 Acres
- Available as a whole or in two lots

DESCRIPTION

Halls are favoured with instructions to offer this excellent parcel of Accommodation Land at Molverley for sale by Private Treaty.

The land is currently retained in two enclosures of grassland and is ideal for the grazing of all kinds of livestock, including horses. The land is predominantly level, fertile and in good heart, with clearly defined and mature boundaries and access on to a quiet council maintained country lane.

There is a natural water supply from a brook, supplemented by pits and ponds.

The area is a haven for flora and fauna, and one field in particular would be ideal for rewilding, the other capable of growing arable crops.

The land is situated in a well known farming district so should be of interest to farmers looking to supplement their existing acreages and should also be noted by those with equestrian interests, as it would be ideal for horses.

It is unusual for a handy sized parcel of land such as this to become available for purchase in this area so Halls, the sole Selling Agents, have no hesitation in recommending it for an immediate inspection.

The land extends, in all, to approx 13.54 acres and is for sale by private treaty as a whole, or in two lots (6.24 acres and 7.22 acres)

SITUATION

The land is situated in an attractive rural location in Molverley. While enjoying its peaceful and private location, it is still within easy motoring distance of the large centres of Oswestry (9 miles) and Shrewsbury (13 miles), both of which have an excellent range of shopping, recreational and educational facilities.

DIRECTIONS

W3W - ///drifters.helm.producers (7.22 acres)

W3W - ///woof.bluff.simple (6.24 acres)

From Shrewsbury proceed on the A5 to the Felton Butler roundabout and take the 3rd exit and continue for approx 0.6 of a mile to the Great Ness crossroads. Turn left and continue for 1.8 miles to Pentre and turn left on to Molverley Road, signposted 'Molverley and Welshpool'. Continue for approx 1.8 miles and bear right signposted 'LLanymynech ad Maesbrook' and after approx 0.8 of a mile the land will be found on the right hand side, identified by the Halls 'For Sale' boards.

TENURE & POSSESSION

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

METHOD OF SALE

The land is being offered for sale by private treaty as a whole, or in two lots.

SOLE AGENT

Allen Gittins FRICS
Halls Ellesmere Office, The Square, Ellesmere ,
Shropshire SY12 0AW.
Tel: 01691 622 602 Email: ellesmere@hallsgb.com

LOCAL AUTHORITIES

Shropshire Council, Shirehall, Abey Foregate,
Shrewsbury, Shropshire SY2 6ND

Severn Trent Water, PO Box 407, Darlington, DL1 9WD.

VIEWINGS

In daylight hours by those in possession of a set of Halls sale particulars.

BOUNDARIES, ROADS & FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

EASEMENTS & RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

