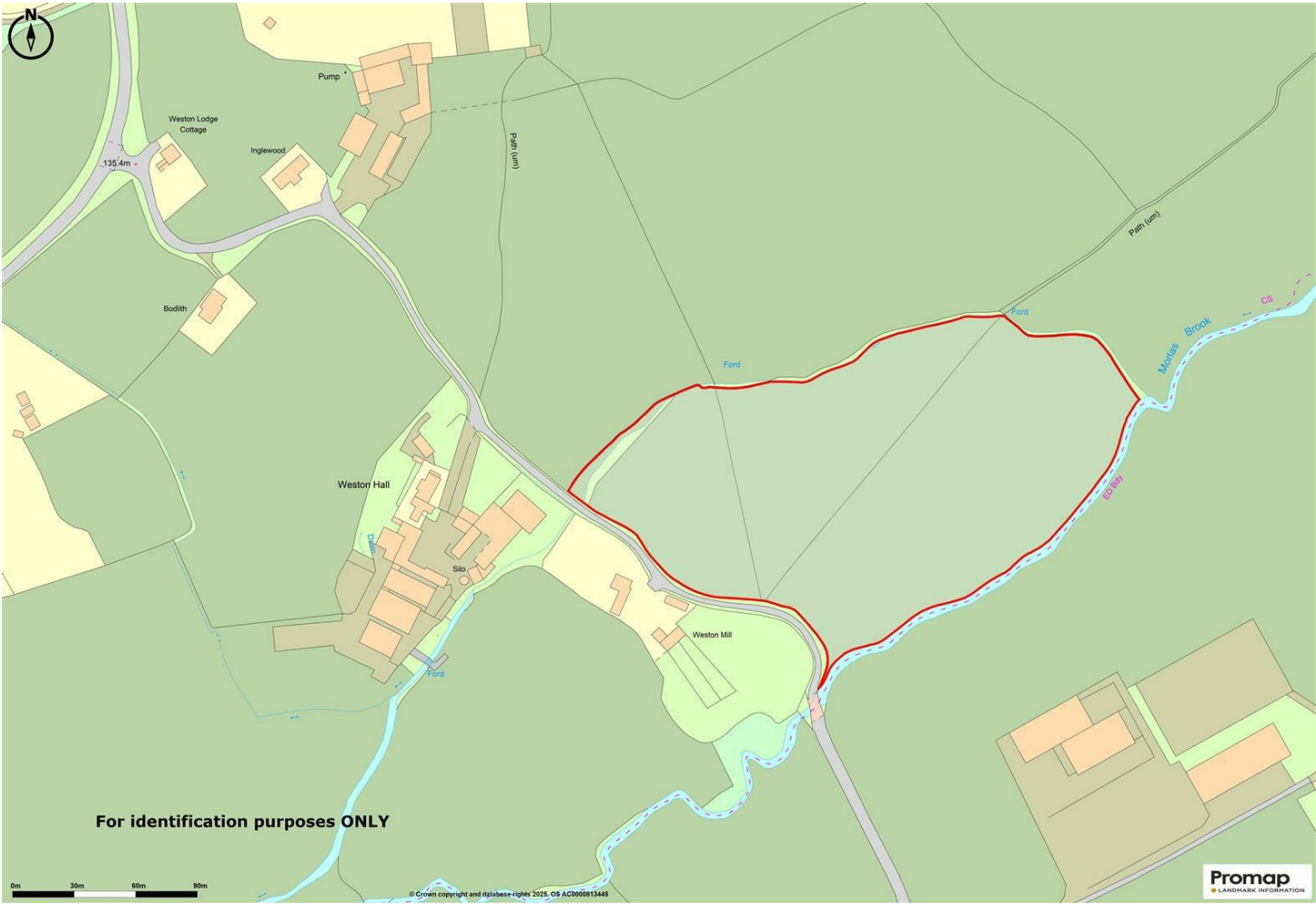


FOR SALE

Mill Meadow, Weston Rhyn, Nr Oswestry, SY10 7ER



FOR SALE

Auction Guide Price: £60,000 - £70,000

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****Auction Guide Price: £60,000 - £70,000****

A conveniently sized parcel of amenity land extending to around 6.86 acres, or thereabouts, at present retained within a single enclosure of pasture with mature boundaries and Morlas Brook to the south east, ideal for the grazing of all kinds of livestock, particularly horses, in a quiet unspoilt rural setting, close to the village of Weston Rhyn.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
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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.



Weston Rhyn (0.5 miles), Chirk (2 miles), Gobowen (2 miles), Oswestry (4 miles)

All distances approximate.

- **Amenity Land**
- **Ext. to approx. 6.86 acres**
- **Easy Access off council maintained country lane**
- **Ideal for Grazing**
- **Bordered by stream on south/eastern boundary**
- **Rural location convenient for Weston Rhyn**

DESCRIPTION

Halls are delighted with instructions to offer approximately 6.86 acres of amenity land on the outskirts of Weston Rhyn for sale by public auction.

The land is, at present, contained within a conveniently sized single enclosure extending to around 6.86 acres, or thereabouts, and offers excellent potential for the grazing of a variety of livestock, or for those with equestrian interests.

The land is accessed off a quiet council-maintained lane through double-opening metal gates, and enjoys a secure boundary comprising established hedging and fencing, with Morlas Brook spanning the entirety of the south eastern boundary.

SITUATION

The land is conveniently situated around 0.5 miles to the south of the popular village of Weston Rhyn, whilst retaining a useful proximity to the larger villages of St.Martins, Gobowen, and Chirk; with the thriving market town of Oswestry positioned around 4 miles to the south.

DIRECTIONS

what3words: ///jeep.passports.ground
Leave the Gledrid roundabout on Station road, in the direction of Weston Rhyn and continue for around 1.1 miles until, and at the roundabout (with The Lodge on your left hand-side) remain on Station road (2nd exit) in the direction of Selattyn and Oswestry. Proceed for a further 0.3 mile and turn left signed 'Middle Hengoed' where the land will be situated on your left hand-side after around 0.2 of a mile, identified by a Halls "For Sale" board.

SERVICES

We are not advised of any mains services to the land, however, there is a natural water supply by way of Morlas Brook running along the south-eastern boundary.

TENURE

The land is said to be of freehold tenure

POSSESSION

The land will be offered with the benefit of vacant possession upon completion.

LOCAL AUTHORITY

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

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the land privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT AND LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Carole L. Johnson of Crampton, Pym & Lewis, The Poplars, 47 Willow Street, Oswestry or at the Auctioneers offices, Halls, The Square, Ellesmere, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

* IMPORTANT * AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at £3000, plus VAT (£3600). This will apply if the land is sold before, at or after the Auction.

BOUNDARIES, ROADS, AND 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 AND 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. There are two public footpaths crossing the land.

VIEWINGS

During reasonable daylight hours by those in possession of Halls sales particulars.

