



LAND LYING TO THE WEST OF, OAK HOUSE, PLASSEY,
KINNERLEY, OSWESTRY SY10 8EE

o.i.r.o **£150,000**

**SPENCER
JAKEMAN**

LAND LYING TO THE WEST OF, OAK HOUSE, PLASSEY, KINNERLEY, OSWESTRY, SY10 8EE

- 2.7 acres of prime land that would suit a variety of purchasers
- Viewing is advised to appreciate the immaculately maintained and well designed area
- Well stocked pond with otter defences
- Shephard hut fitted with propane gas tank and water is IBC tank and solid fuel burner Solar panel system
- Fresh water spring
- Enclosed with mature perimeter trees, shrubs and hedges
- Picturesque tranquil locality

A rare Chance has a reason to purchase this prime piece of land located in this highly desirable and sought after locality. Grossing approximately 2.7 acres of extremely immaculately maintained Land in brief benefiting from a fully stocked pond with otter defences, Shephard hut fitted with propane gas tank and water is IBC tank and solid fuel burner, fresh water spring, 12 volt solar panels electric system and enclosed shrubbery and hedge borders offering privacy. The plot offers a tranquil and peaceful space for any purchaser and could suit a variety of different interest and uses.





Location

Lane End Cottage is situated in an area known as Plassey, close to the villages of Dovaston, Knockin, Kynaston and Kinnerley, collectively providing various amenities to cater for day to day needs. The property is also conveniently situated in relation to the A5 trunk road (1.5 miles) providing easy access to the larger centres of Oswestry (8 miles) and Shrewsbury (10 miles). Directions - w3w - crisps.important.trophy

Tenure

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

Viewings

Strictly through the sole selling agents Spencer Jakeman Estate Agents

NOTE

The agent has not been able to verify the availability and nature of services. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fittings or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we try to make our sales details accurate and reliable, Spencer & Jakeman does not give, nor does any Officer or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

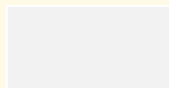




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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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