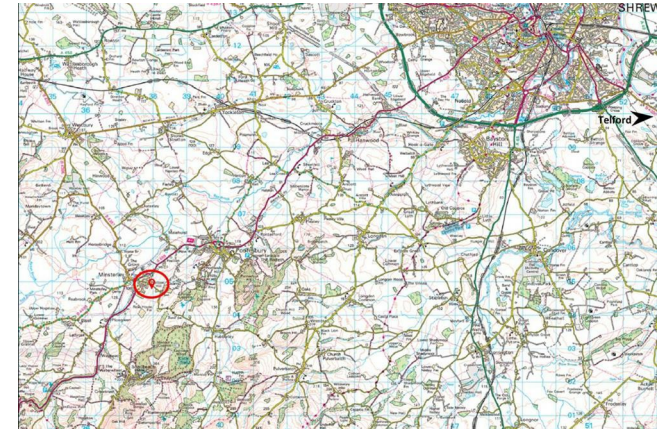






Minsterley Meadows, Callow Lane, Minsterley, Shrewsbury, SY5 0FB
Guide Price £225,000

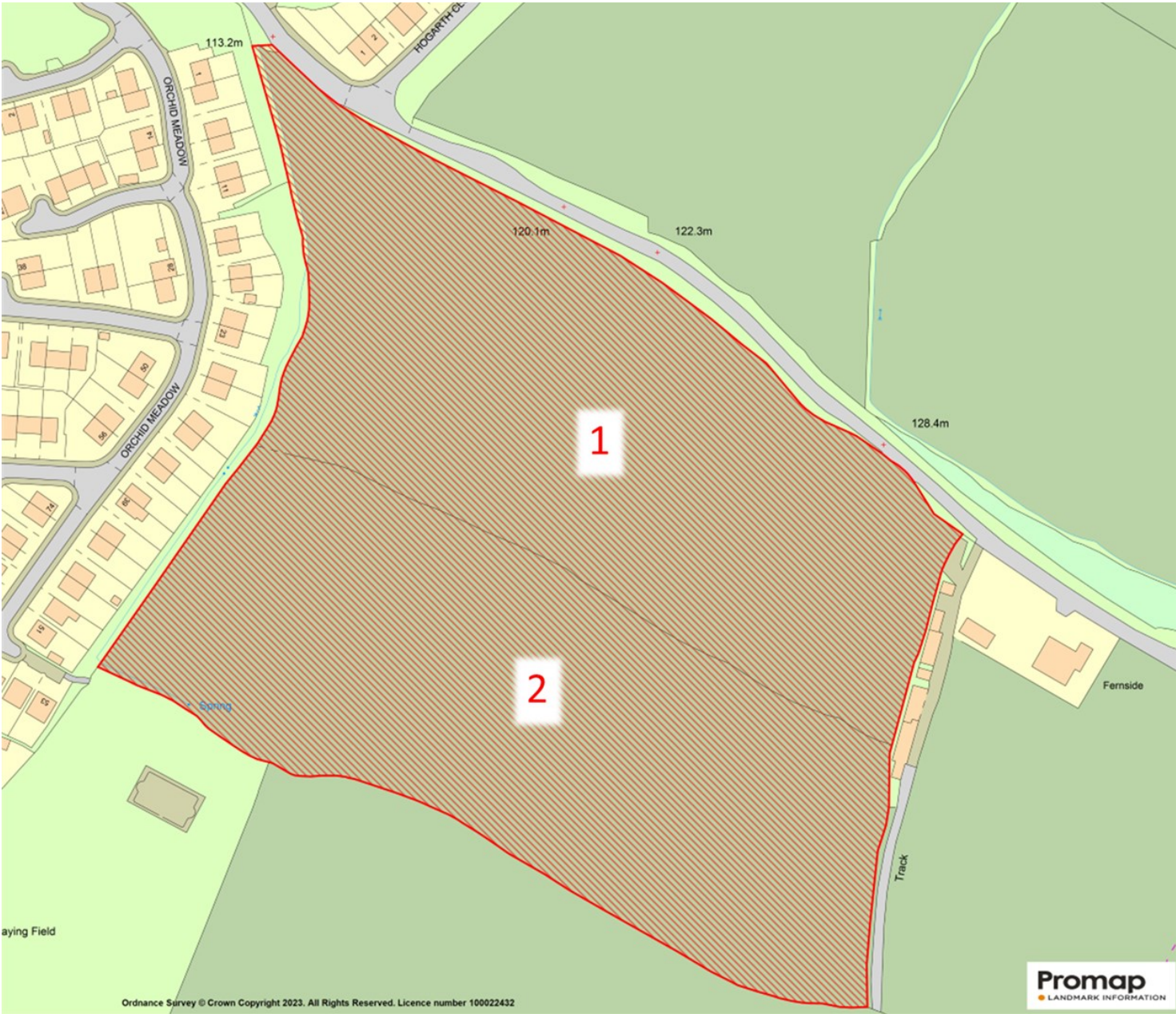
Roger Parry & Partners have been instructed to market an exciting opportunity to purchase land amounting to 13.47 acres (5.45 ha) or thereabouts on the outskirts of the rural village of Minsterley.



This desirable land is laid to grass and is suitable to be cut and for grazing at certain periods of the year. There are well established hedgerows and trees, with the land benefitting from roadside access. There is mains water supplying a trough.

Please note, the land is designated as a SSSI (Site of Special Scientific Interest). There is a Higher Tier Stewardship Agreement which generates an income of £1,580 annually. Please contact the agent for further details.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire County Council

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury, take the A488 towards Minsterley. Continue through Hanwood, Pontesbury and Minsterley for 6 miles. When in Minsterley, take a left just before the Crown Pub and continue for 0.2 miles. The gateway to Minsterley Meadows will be on your right hand side, as indicated by the Agent's 'For Sale' board. What3words
///overhead.outboard.torn

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.