



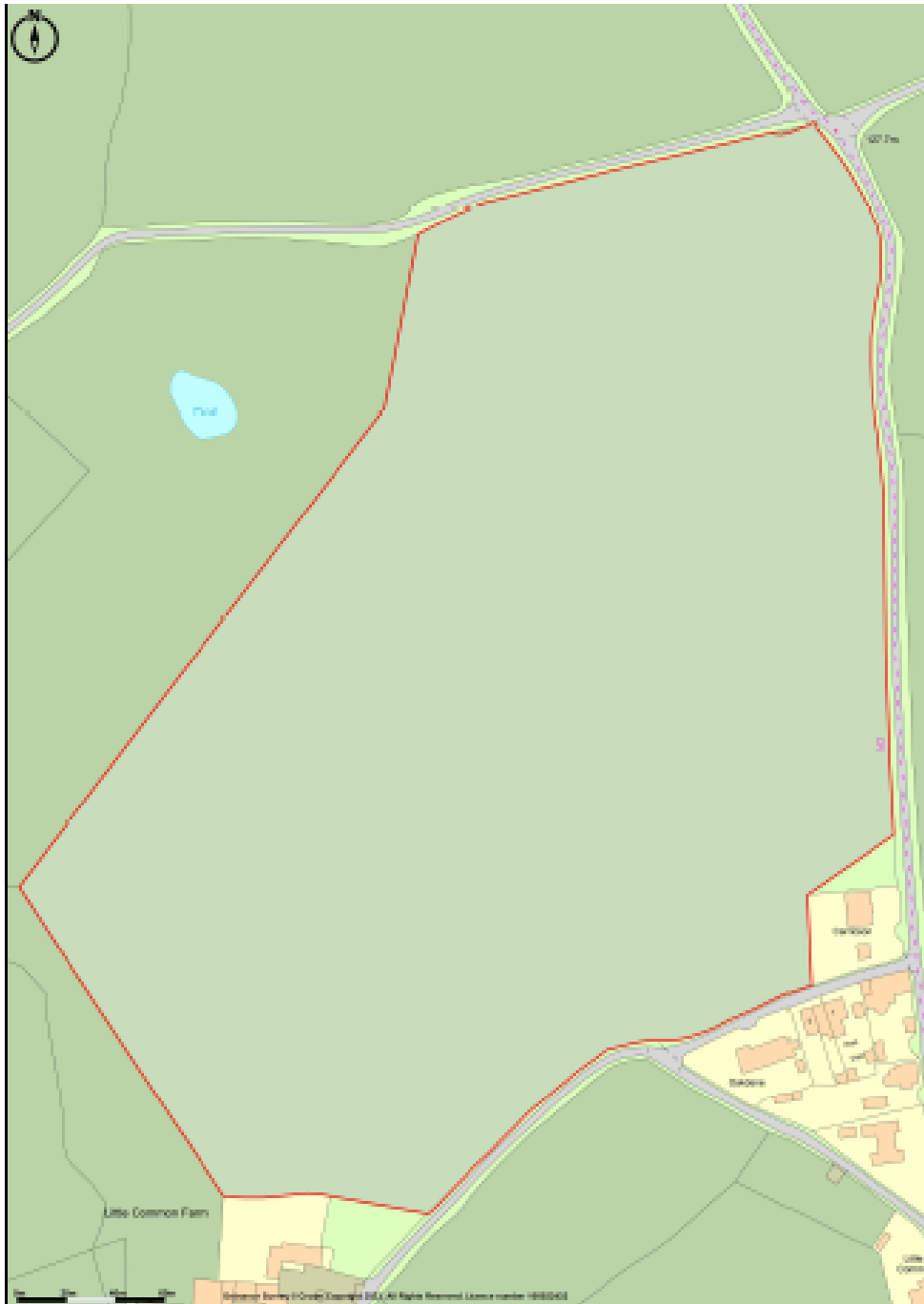
Roger
Parry
& Partners

Land at St Martins,
Oswestry, Shropshire, SY11 3HB

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Roger Parry and Partners are delighted to have been instructed to market an exciting opportunity to purchase a productive and useful block of land. The land is down to grass but lends itself to both pasture and arable, the land extends to approximately **24.55 acres (9.93 hectares)**.



Offers Over — £310,000

DESCRIPTION

A productive and versatile block of land in a usefully sized enclosure. The land has good road side access and a water supply. The land is down to grass but lends itself to both pasture and arable uses and extends to **24.55 acres (9.93hectares)** or thereabouts.

METHOD OF SALE

The property is for sale by Private Treaty.

LOCAL AUTHORITY

Shropshire County Council. Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

TENURE

The land is available on a Freehold basis with vacant possession on completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

DISTANCES

(Distances are approximate)

Oswestry ~ 7 miles , Shrewsbury ~ 23.5 miles, Welshpool ~ 22.3 miles



Directions:

From Oswestry take the A5 towards Wrexham, at the Gledrid roundabout take the third exit onto the B5070, follow this to St Martins. Once in St Martins take the first exit onto the B5069, follow this for approximately 2 miles then take a left immediately before the Greyhound Inn, follow this lane for approximately 0.3 mile and the property is located on the left, identifiable via our for sale board.

What 3 Words ///carver.willpower.modem

Viewing arrangements

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP

Andrew Lowe MRICS

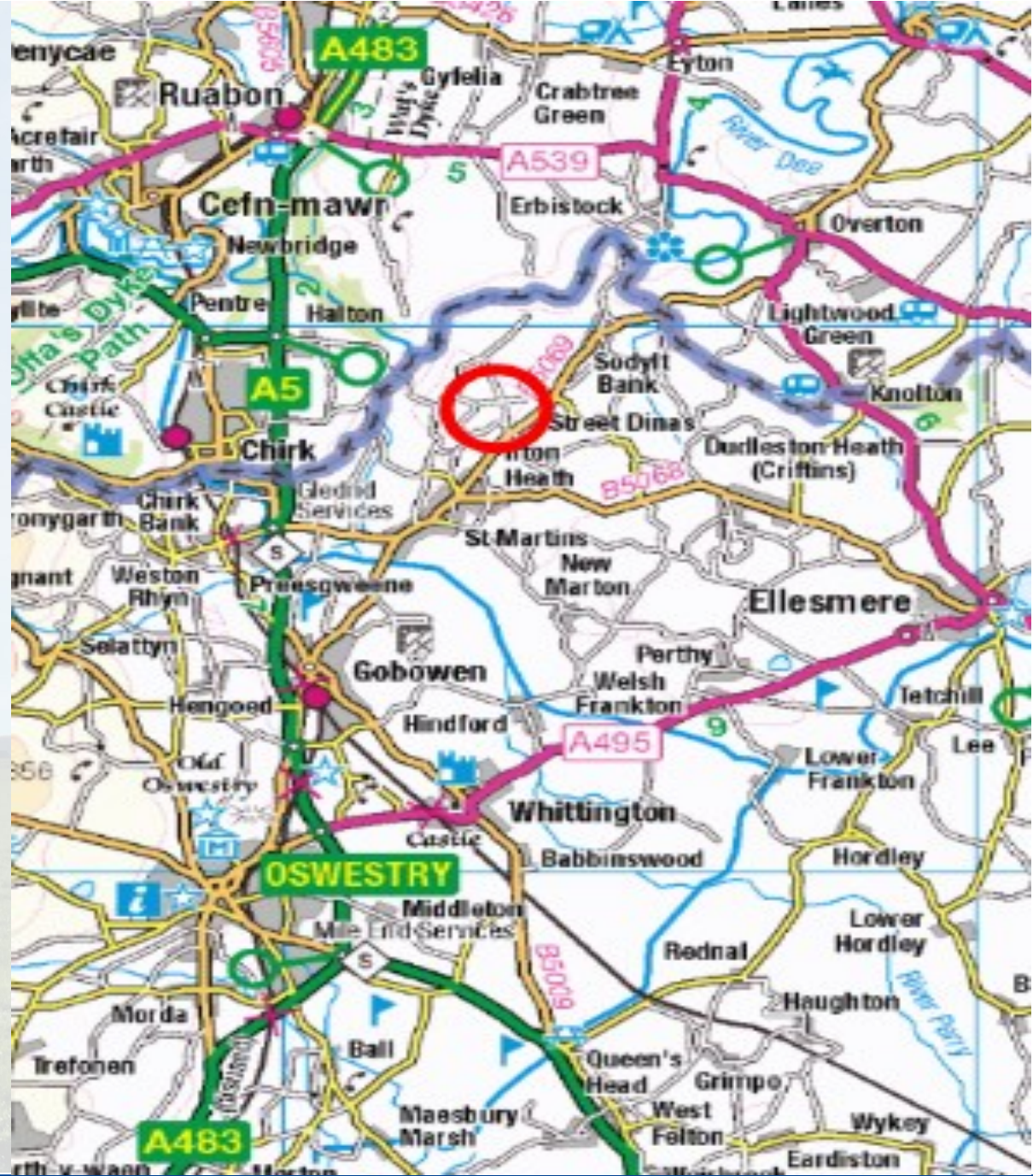
Roger Parry FRICS

Please contact our Shrewsbury Office:

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury

andrewlowe@rogerparry.net

01743 791 336



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.