





**Land Adjacent To Vownog Terrace, Porth-Y-Waen, Oswetsry, Shropshire, SY10 8LU
Offers In The Region Of £100,000**

Roger Parry and Partners have been instructed to offer for sale the Land known as Land adjacent to Vownog Terrace, comprising 7.07 acres (2.86 ha) of amenity land representing an unique opportunity to acquire land in the heart of the countryside with road frontage, with high carbon value potential from the unique grasses. The land also benefits from a natural water supply which is easily accessible.



LOCAL AUHTORIY

Shropshire County Council, 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 Vendor's Agents are responsible for defining the boundaries or ownership thereof.

PLANNING

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included with the sale of the property.

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

General Services:

Local Authority:

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 Oswestry head South on A483 towards Welshpool, at the Llyncllys Cross Roads turn right towards Porth-y-Waen. Follow the A495 towards Llanyblodwel for half a mile and the land is located on the right before Vownog Terrace

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.