



Roger
Parry
& Partners

Land at Ponthen, Meverley, Shropshire,
SY10 8PF

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Roger Parry and Partners are delighted to have been instructed to offer for sale Land known as Land at Ponthen, Meverley, comprising approximately 15.29 acres (6.18 hectares) of grassland all within a ring fence. The land is in good heart and has been farmed to a high standard. The land would lend its self to planting woodland.



The land to be offered is
summarised below:

15.29 Acres (6.18 hectares)

Guide Price: £105,000

DESCRIPTION

15.29 Acres (6.18 hectares) of grassland, suitable for grazing or mowing or for planting woodland, split into two enclosures.

ACCESS

Access via a Right of Way over a 'green lane' to the adopted highway.

SERVICES

Mains water available.

METHOD OF SALE

The property is for sale by Private Treaty

TENURE

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

LOCAL AUTHORITY

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

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.

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.

DISTANCES

Oswestry ~ 9.2 miles. , Shrewsbury ~ 12.4 miles.
Welshpool ~ 13.7 miles.



Directions:

From Oswestry proceed South on the B5069 towards Morda, at the T junction turn right onto the A483 towards Llynclys and follow this road for approximately 2 miles and then turn left onto the B5069 at the Llynclys cross roads. Follow the B5069 towards Knockin for approximately 2.5 miles, then turn right and head towards Kinnerley and turn right at the T junction, head towards Melverley for approximately 3 miles and the land is accessed via a green land on the left hand side.

What 3 Words: ///continued.mash.offers

Viewing arrangements

Viewing of the property is strictly by appointment only through

Andrew Lowe MRICS
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury. Sy3 5AL

andrewlowe@rogerparry.net

01743 791 336

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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.