



Roger  
Parry  
& Partners

Land to the West of Rhosygadfa Gobowen,  
Oswestry, Shropshire, SY10 7BL





**Land to the West of Rhosygadfa Gobowen, Oswestry, Shropshire, SY10 7BL  
Offers In The Region Of £480,000**

The Land to the West of Rhosygadfa is 43.447 acres (17.582 ha) of grassland. We are favoured with instructions to bring to the market this very versatile area of farmland. The land is currently down to a short term grass ley but equally suitable for a range of cropping options such as arable and root crop. It is also suitable for a range of uses such as amenity land, carbon and emerging environmental schemes of particular interest. The land currently benefits from full organic status and has been farmed organically for over 25 years. The land is well established with boundaries and can be accessed through 4 entrances. Currently the land is within a Countryside Stewardship Mid-Tier scheme which ends December 2024.

Permitted development has been approved by Shropshire Council - 23/04695/AGR for an agricultural storage building of 247.05 sq metres . Full plans can be seen on Shropshire Council Website. Available as a whole or in 4 separate lots.



**Description**

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The land is currently leayed to a short term grass ley used for grazing animals and silage production. The land is reasonably flat. To the East of the land there are ponds are situated providing a natural water source and haven for wildlife. Main access is gained into the land at the south of the property through a single track and gateway, along with 3 other entrances.

**Boundaries**

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

**Mineral Rights**

Included within the sale.

**Sporting Rights**

Included within the sale.

**Public Rights of Way**

There is a public right of way present on this property, crossing from West to East, to the North of the land.

**Location**

The land is situated to the West of Rhosygadfa, 1.7 miles from Gobowen and 4.6 miles from Oswestry all distances are approximate.

**Wayleaves, Rights & Easements**

The land is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

**Tenure and Possession**

Freehold. Vacant possession will be given on completion subject to contract.

**Viewing**

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry and Partners. A set of particulars must be carried at all times when conducting the viewing. Please be aware of potential hazards on the land when viewing.

**Local Authority**

Shropshire County Council, Shirehall, Shrewsbury, SY2 6ND

**Method of Sale**

Land to the West of Rhosygadfa is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to who offers should be submitted.

**Offers**

Offers are invited in excess of £480,000

**What Three Words**

Picture.tightrope,tops

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

## General Services:

### Local Authority:

### Council Tax Band:

### 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:

## 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.