





**Land to the South of Lower Frankton Lower Frankton, Oswestry, SY11 4PB
Offers In The Region Of £135,000**

The land south of Lower Frankton encompasses 13.795 acres (5.583 ha) of grassland. We are pleased to present this highly versatile farmland to the market. Currently, the land is under a grass ley, adjacent to the Montgomery Canal. Additionally, it is suitable for various uses such as amenity land and emerging environmental schemes. The land is well-defined with established boundaries and can be accessed via the entrance at the northwest. There is also a right of way along the track adjacent to the west boundary, which includes two additional access gates.

The Land is available in its entirety, presenting a unique opportunity for prospective buyers to acquire a substantial and flexible piece of land. Whether your interest lies in traditional farming, innovative environmental projects, or creating recreational spaces, this land offers the potential to fulfil a wide range of aspirations.



Description

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Overview

The land is currently leysed to a grass ley used for grazing animals and silage production. The land is of flat terrain. To the west and south of the land runs the Montgomery Canal. Main access is gained into the land at the northwest corner through a single track and gateway, along with 2 other entrances which are accessed down a separately owned track.

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 no public rights of way on the land.

Location

The land is situated to the southwest of Ellesmere, 7 miles from Oswestry and 15.5 miles from Whitchurch. All distances are approximate.

Wayleaves, Rights and 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 South of Lower Frankton is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to whom offers should be submitted.

Offers

Offers are invited in the region of £135,000.

What Three Words

marzipan.pipe.grins

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:

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.