



Roger
Parry
& Partners

LAND AT PONTNEN

Molverley, Oswestry, Shropshire, SY10 8PN

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Roger Parry & Partners have been instructed in the sale of approximately **30.34 acres (12.28 hectares)** of grassland in the stunning Shropshire countryside, close to the Welsh border. The land is well suited to livestock grazing as well as for mowing in the production of hay/silage. There are well established hedgerows and natural sources of water. The land can also generate an income through environmental schemes, tree planting and natural capital earnings via biodiversity net gain, carbon credits etc.



Offers Over: £200,000

Location

The land is situated in the village of Molverley, south of Oswestry and west of Shrewsbury. Access to the land is obtained via multiple points of access with rights of way across the areas highlighted in purple on the site plan.

Method of Sale

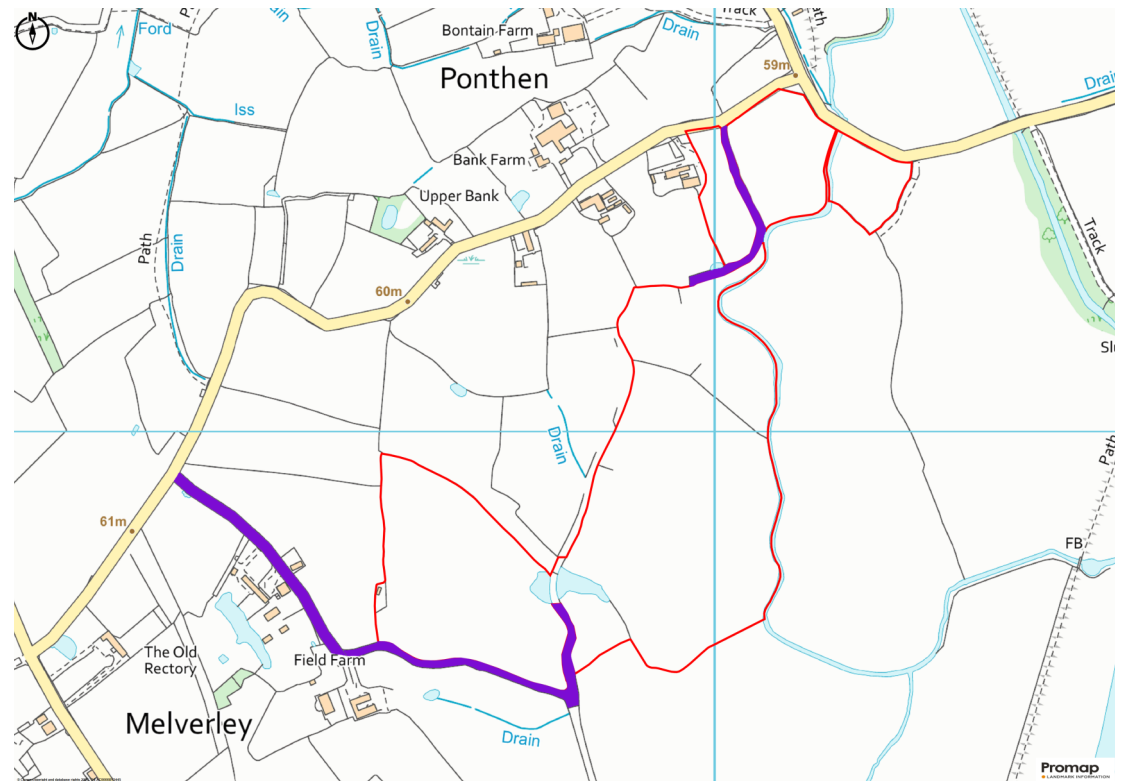
The property is for sale by Private Treaty and is available as a whole.

Tenure

The land is available on a freehold basis with vacant possession on completion. There is a restriction on the land, limiting it to agricultural use only.

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.





Local Authority

Shropshire County Council.

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.

Agri-Environment Schemes

The land is not entered into any schemes.

Services

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

Flood Zone

It should be noted that the land is situated within a flood zone.



Directions

From Shrewsbury, take the A458 towards Welshpool. After passing through Ford, turn right onto the B4393 sign posted for Four Crosses and Alberbury. Continue through Alberbury and Coedway and before Crew Green turn right sign posted for Melverley. Pass through Melverley and take the right turn for Bontain and Pentre. After approximately 3/4 mile the land is on the right hand side, as indicated by the "For Sale" sign.

What3words *///purses.landlady.strike*

Viewing Arrangements

Viewing of the property is strictly by appointment only through

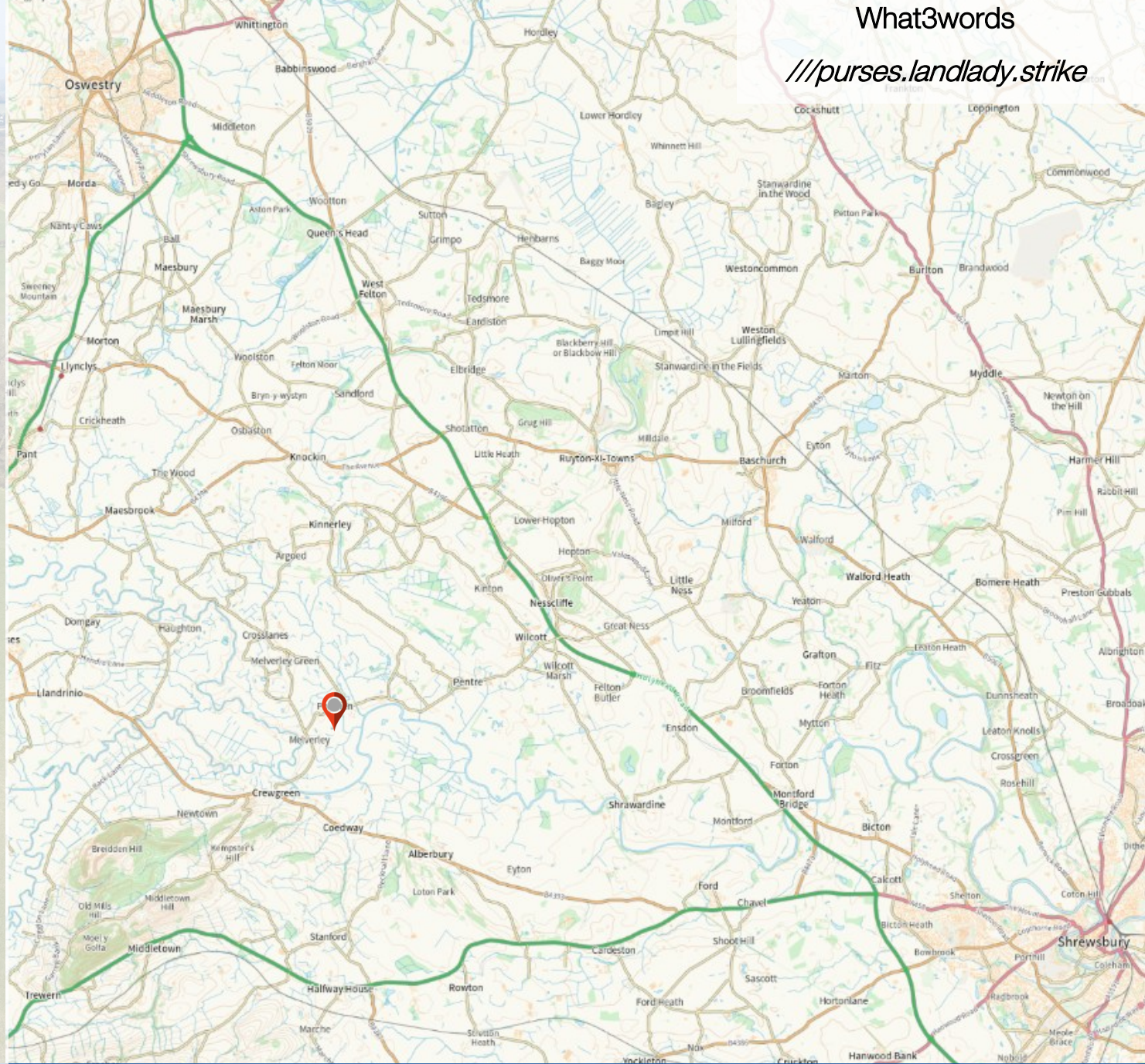
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers 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.