



Land at Top House Farm, Woolston, Oswestry, Shropshire, SY10 8HZ

A rare opportunity to acquire approximately 83.77 acres of Grade 3 agricultural land situated in Shropshire.

KEY FEATURES

- Approximately 83.77 acres (33.9 hectares) of Grade 3 agricultural land
- Predominantly flat land split over five, well-proportioned fields
- Secure, stockproof boundaries throughout
- Attractive setting with the Shropshire Union Canal forming part of the Northern boundary
- Potential for environmental or stewardship schemes, subject to application and approval
- Convenient location just 4 miles from Oswestry, providing easy access to wider road networks

Description

Roger Parry & Partners are pleased to offer to the market a highly useful and versatile block of grazing land, extending to approximately 83.77 acres (33.9 hectares). This substantial parcel of land is classified as Grade 3 under the Agricultural Land Classification, indicating moderate quality agricultural land suitable for a wide range of farming activities.

Currently used for the grazing of sheep, the land presents an excellent opportunity for continued livestock use or potential diversification, subject to the necessary consents. The northern boundary of the property is attractively defined in part by the Shropshire Union Canal.

Split over five fields, the land is well enclosed with post and wire fencing, providing secure and clearly defined boundaries throughout. Its layout and accessibility make it a practical and appealing option for agricultural or amenity use.



Location

The land enjoys a convenient and accessible location, situated approximately 4 miles south of Oswestry, in the peaceful village of Woolston. This rural yet well-connected setting offers the perfect balance between countryside and proximity to local amenities, making it an ideal base for agricultural operations or rural enterprise.

Services

Prospective purchasers are advised to make their own enquiries in relation to the availability and connection of services and utilities to the land.

Local Authority - Shropshire Country Council

Wayleaves, Easements, and Rights of Way

The land is offered for sale subject to, and with the benefit of, all existing wayleaves, easements, rights of way, and other matters, whether specifically mentioned within these particulars or not.

Tenure

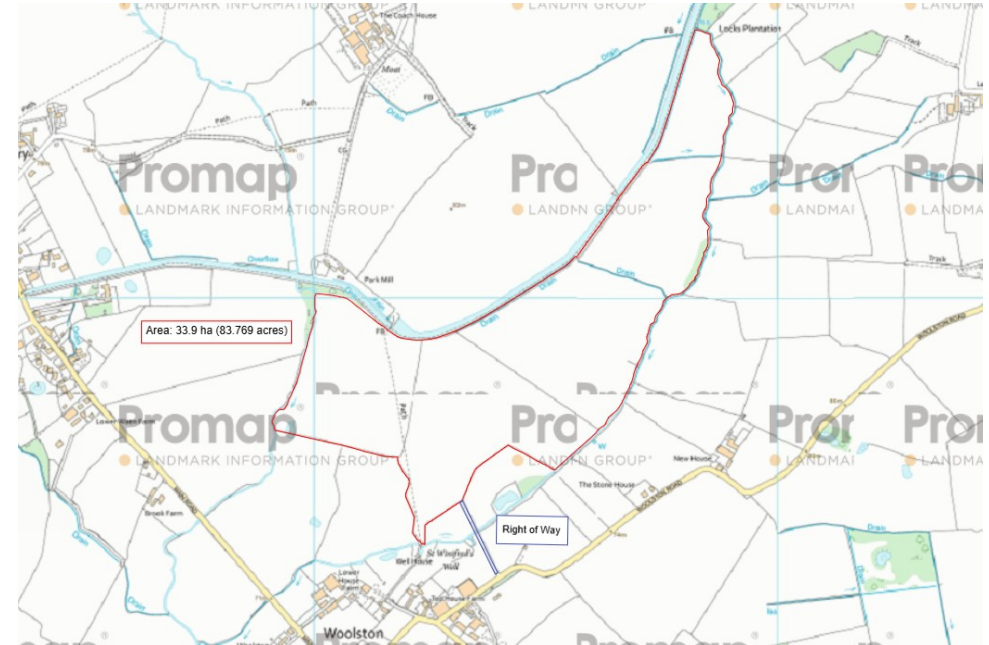
The land is offered for sale freehold with vacant possession on completion.

Method of Sale

For sale by Private Treaty as a whole.

Boundaries

Purchasers are deemed to have full knowledge of all boundaries. Neither the Vendor nor the Vendor's Agents will be responsible for defining ownership or boundary positions.



DIRECTIONS

From Oswestry, head along Maesbury Road towards Maesbury. Continue through Maesbury and Maesbury Marsh, following the road into Woolston. Upon reaching Woolston, take a left turn and drive for approximately 0.3 miles. The entrance to the land will be on your left-hand side.

WHAT3WORDS /// copiers.atlas.acrobat

VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only.

Please contact Richard Corbett or Millie Hinds at our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

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.