



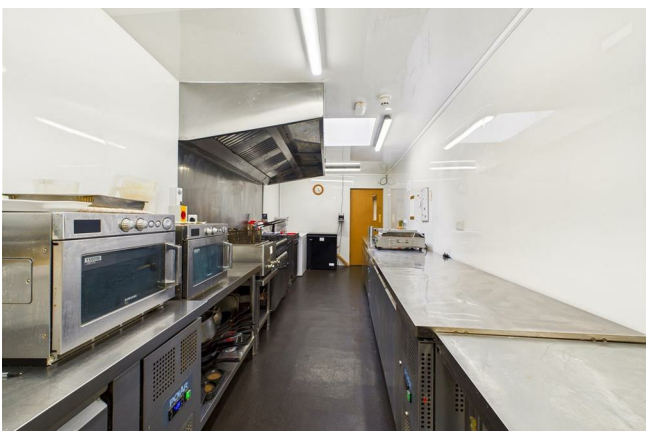


**The Original Ball Maesbury, SY10 8HB
Offers In The Region Of £525,000**

The Original Ball is located in the picturesque county of Shropshire, on the outskirts of the market town Oswestry. Being a popular modern country pub being well maintained and upgraded offering great potential.

The Original Ball is an established pub which serves both the local community and passing trade due to its location on the A483 and A5. The public house specialised in a traditional pub food menu, and up till recent months changed to concentrating on private functions and pop-up food vans. The property also features spacious owners accommodation which could also be let on the short term holiday market. In addition there is a detached one bedroom annexe.





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



LOCATION

Situated in the scenic Shropshire countryside, combining rural charm with excellent accessibility. It is approximately 4 miles from Oswestry, which offers local amenities and services. The larger town of Shrewsbury is around 20 miles to the southeast and provides historical attractions as well as shopping options. Chester, known for its Roman heritage and vibrant city life, is about 25 miles to the north. Wrexham, a growing town with shopping and transport links, is roughly 12 miles to the northwest.

INTERNAL

The pub effortlessly blends old-world charm with modern touches. Features a combination of log burners, stone walls, and exposed beams, creating a warm and inviting atmosphere. Offering a good sized bar area and three dining areas, featuring a cosy area with log burner and large room with vaulted ceiling, the third dining area is currently is used as a games room or further tables if needed. The restaurant accommodates over 100 diners. The areas can easily be sectioned off to accommodate private functions.

KITCHEN

A well appointed kitchen, in good standard with Gas fired stove with six ring burner, extractor hood above, fridge, stainless steel counters, nonslip flooring, a good selection of commercial catering effects and equipment.

TOILETS

There is a ladies toilet with two cubicles and wash hand basin. The gents has a toilet cubicle with urinal and wash hand basin.

EXTERNAL

Externally there is a large parking area laid to gravel. There are two outdoor seating areas.

FIRST FLOOR ACCOMMODATION

To the first floor there is a four bedroom flat. The current owner has used this as a holiday let income and also short term rental. There is a internal and external access to the flat.

ANNEXE

Attached to the pub, fenced off for privacy there is a detached one bedroom annexe. Ideal for staff accommodation with kitchen, living room, bedroom and bathroom.

CAR PARK

There is a large car park - there is a right of way through the car park for the owner of the field behind to gain access.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 4 Mbps & Superfast 80 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is A - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire

Council Tax Band: A

EPC Rating: D

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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
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.