





Lot 3 - 14.8 acres being part of Sycamore Cottage, Pen-Y-Bont, Oswestry, SY10 9LR  
Guide Price £110,000

Roger Parry and Partners have been favoured with the instruction to market a block of mainly sloping grassland which is been utilized for livestock grazing, but can also be used as a nature conservation or woodland planting. The land extends to 14.8 acres (6.0 ha).

The block is encompassed by a mature hedgerow and stock netting fence boundary. The property has an access point;; a gateway into the field parcel off a public access route.

**DESCRIPTION**

The land extends to 14.8 acres (6.0 ha) of mainly sloping grassland which is been utilized for livestock grazing, but can also be used as a nature conservation or woodland planting. The block is encompassed by a mature hedgerow and stock netting fence boundary. The property has an access point; a gateway into the field parcel off a public access route.

**GENERAL NOTES**

**TENURE:** Freehold with vacant possession on completion

**SERVICES:** Mains and natural water supplies available.

**FLOOD RISK:** Low flood risk

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791336 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.



**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:**

///polka.mainland.sweep

**Viewing arrangements**

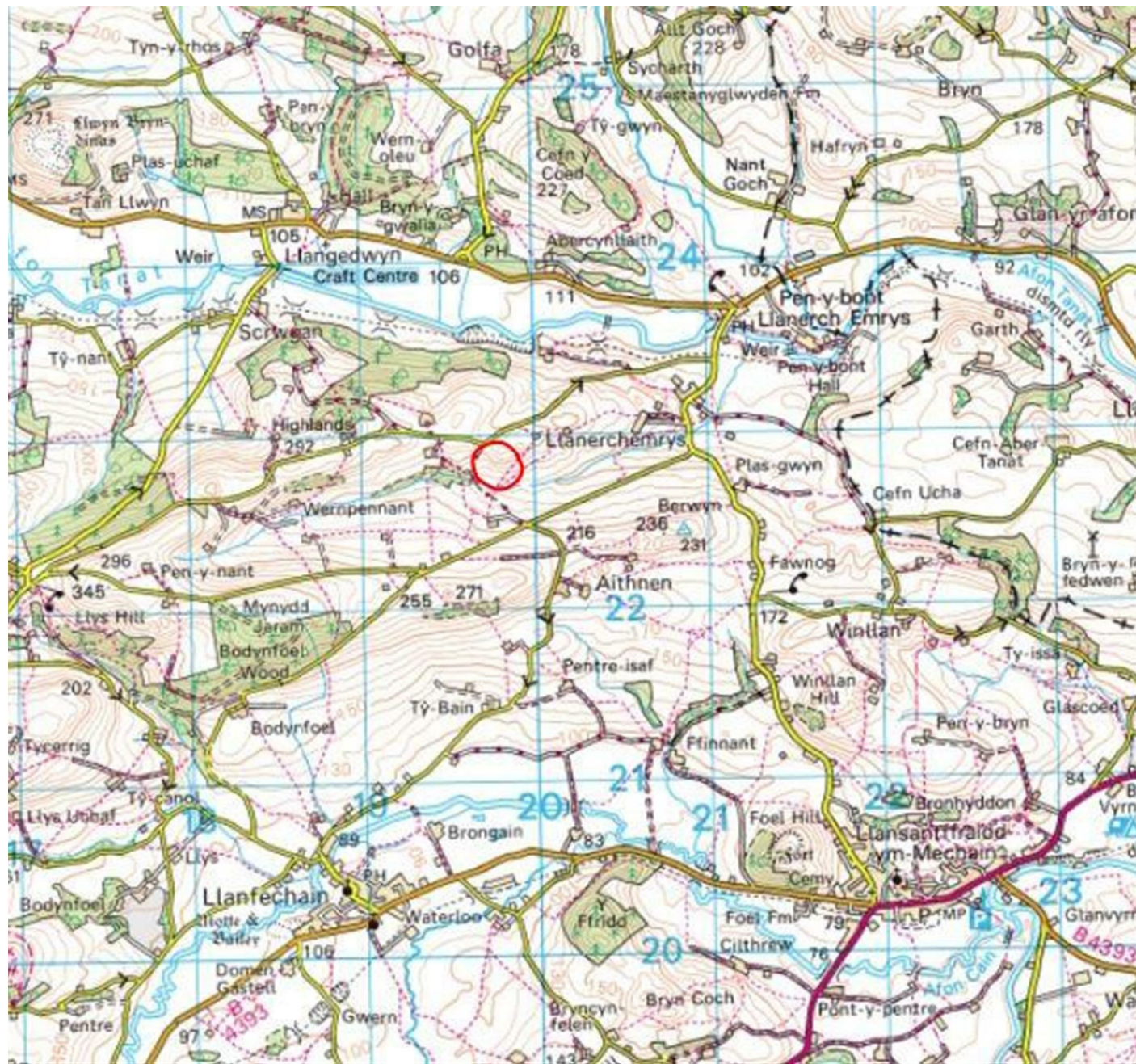
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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.