

FOR SALE

45.62 Acres of Grassland, Meverley, Oswestry, Shropshire, SY10 8PQ



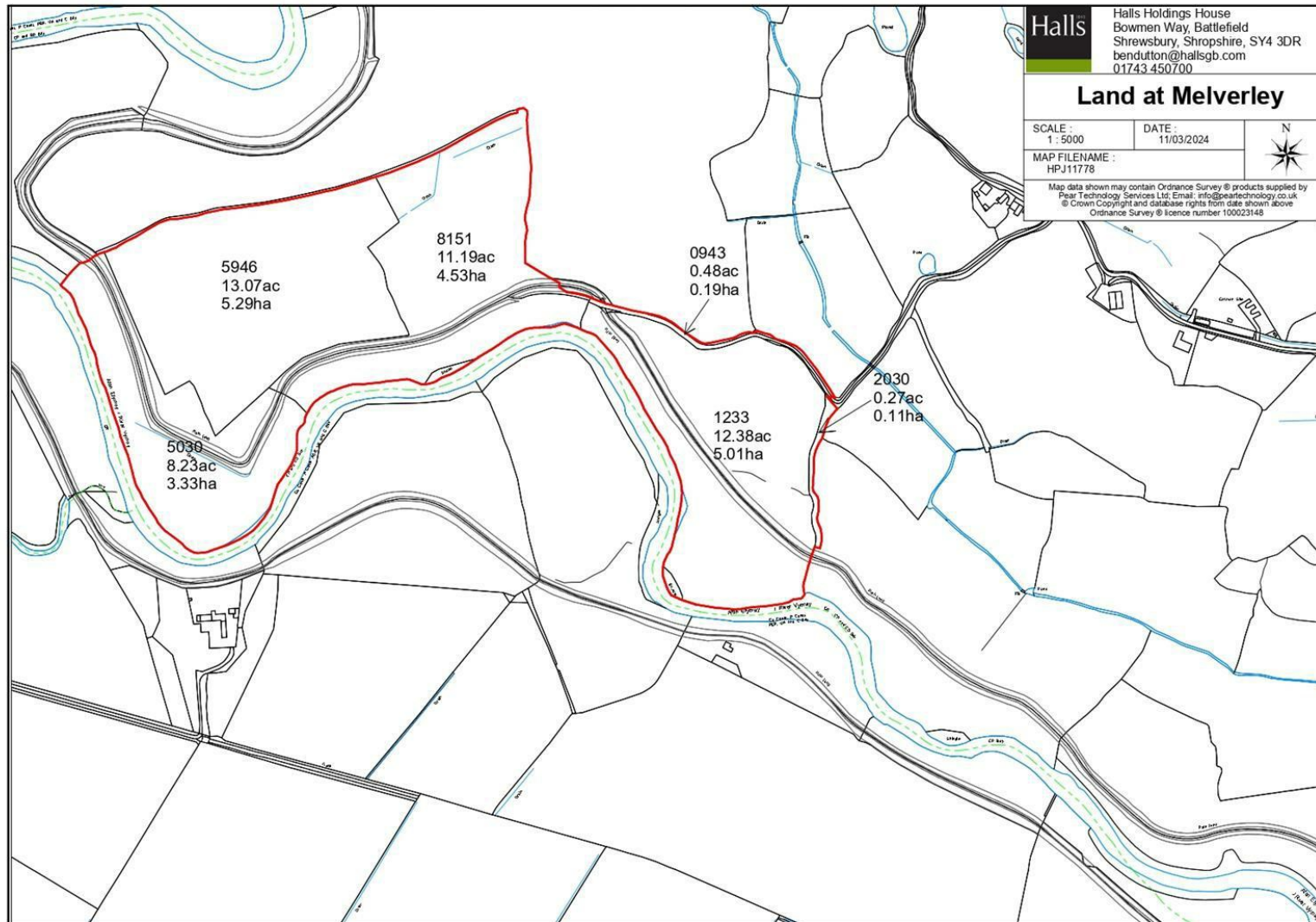
FOR SALE

Guide Price £365,000

45.62 Acres of Grassland, Meverley, Oswestry, Shropshire, SY10 8PQ

45.62 acres of productive grassland in a ring fence.

Guide Price £365,000 Region.



Halls Holdings House
Bowmen Way, Battlefield
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Land at Meverley

SCALE: 1:5000 DATE: 11/03/2024

MAP FILENAME: HPJ11778

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A productive block of 45.62 acres of grassland in a ring fence, suitable for grazing.

Guide Price £365,000 Region

- 45.62 acres (18.46 hectares)
- Level productive grazing land
- Vehicular access
- Convenient location
- River Frontage

SITUATION

The land is conveniently located, being 14 miles from Welshpool, 14 miles from Shrewsbury, 11.5 miles from Oswestry and 2 miles from the village of Crew Green.

DESCRIPTION

The sale presents an opportunity to purchase a convenient block of productive grassland extending to approximately 45.62 acres. The land is relatively level, in a ring fence and benefits from frontage to the River Vyrnwy. The land is well suited to grazing with cattle or sheep.

The access to the land is along a stoned lane (via a right of way) off the public road.

INGOING

The land is offered for sale free of any ingoing.

SERVICES

There are no mains services currently connected. The land does benefit from frontage to the River Vyrnwy.

NITRATE VULNERABLE ZONE

The land is not within a Nitrate Vulnerable Zone.

SPORTING, MINE, MINERAL AND TIMBER RIGHTS

Insofar as we are aware, the sporting and mine and mineral rights are in hand and will pass with the freehold.

FISHING RIGHTS

Single bank fishing rights are currently owned with the land.

FLOOD DEFENCE SCHEME

An argae provides a flood defence.

ENVIRONMENT AGENCY WORKS

The Environment Agency (EA) have carried out works in field no 1233 to stabilise a section of the argae. The EA works scheme has been completed.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

The property will be sold subject to any wayleaves, public or private rights of way easements and covenants and all outgoing whether mentioned in the sales particulars or not.

TENURE

Freehold and vacant possession will be given on completion.

BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel: 0345 6789000

SOLICITOR

GHP Legal Oswestry, 21 The Cross, Oswestry, Shropshire, SY11 1PN
Tel: 01691 659194

WHAT3WORDS LOCATION FINDER

gobblers.joined.overnight locates the entrance to field numbers 2030 and 1233.

VIEWING

Interested parties can walk across the land with a set of these details at any time during daylight hours.

METHOD OF SALE

The land is for sale by private treaty as a whole. The Vendors and their Agent reserve the right to change the method of sale at their discretion or to divide the land into lots.

ENQUIRIES

Ben Dutton, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR

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