



Land at Aston  
Oswestry, Shropshire



## Land at Aston, Oswestry, Shropshire, SY11 4JH

40.45 acres (16.37 hectares)  
approximately of agricultural land  
in a prime location with excellent  
access.

For sale as a whole by informal  
tender.

### The Land

The land comprises three parcels of  
productive, flat pasture land which is well  
fenced with good access off the main A5  
Oswestry to Shrewsbury road.

The pasture land extends to approximately  
40.45 acres. There is a strip of game cover  
extending to approximately two acres.

The land is currently used for mowing and  
grazing purposes but is suitable for a diverse  
range of amenity, equestrian and renewable  
uses, or it could be ploughed subject to  
obtaining any necessary consents.

There are areas of the land that are attractive  
to wildlife, including a pond, thick hedges  
and mature trees.

### BPS & Environmental Stewardship

The land is registered on the Rural Land  
Register with the Rural Payments Agency.  
The de-linked payments will be retained by  
the Vendors. The land is subject to an ELS/  
HLS Environmental Stewardship Scheme  
Reference: AG00443446 with a term date of  
30/04/25.

### Services

We understand there is a mains water  
connection to the land.



## Method of Sale

The land is for sale by Informal Tender on the following terms:

1. All offers must reach the office of Williams Round no later than 12 noon on Tuesday 30th July 2024. The email subject or the front of the envelope should be marked "Tender for Land at Aston".  
Email offers are preferred and should be sent to [jo@williamsround.co.uk](mailto:jo@williamsround.co.uk)

2. Offers should be submitted in the prescribed form. Copies of the tender pack can be obtained by email or post from Williams Round.

3. Offers must be for a precise sum of pounds sterling for the whole. It is advised that offers should be for an odd figure to avoid the possibility of identical bids.

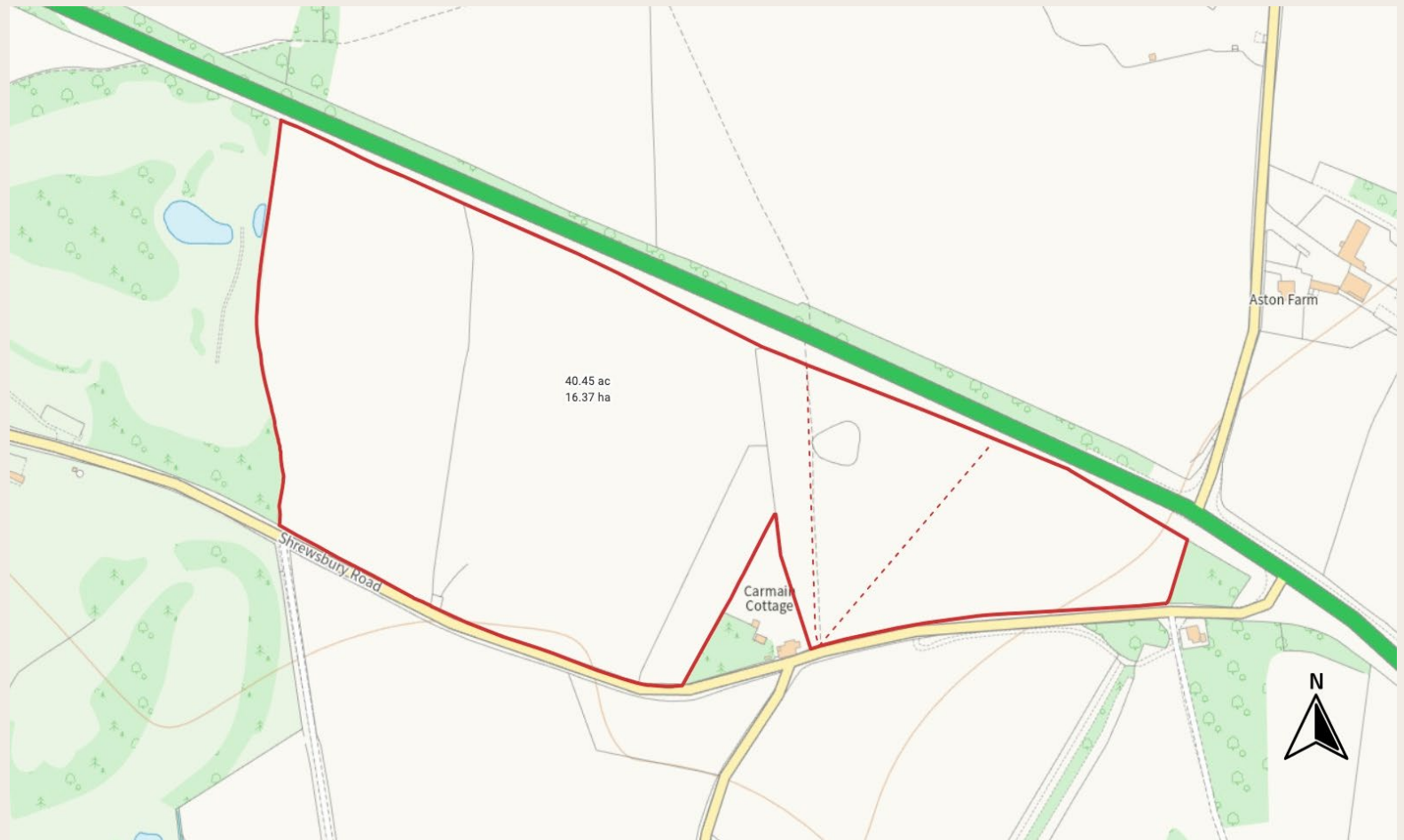
4. No offer will be considered which is an escalating bid, conditional or calculated only by reference to another offer.

5. The Seller does not undertake to accept the highest or indeed any bid and reserves the right to negotiate further to conclude a sale.

6. Full name and address of both purchaser and their solicitor should be provided with any offer.

7. The purchaser will have to provide identification documentation and information for the purposes of anti-money laundering checks. These checks will be carried out by Veriphy and will leave an 'enquiry footprint' but do not affect credit scores.

8. All offers must have evidence of finance for the purchase and further information will be expected before an offer is accepted.



## General

### Local Authority:

Shropshire Council.

### Tenure:

Freehold with vacant possession on completion

### Overage:

The land will be sold subject to an overage of 50% of the uplift in value, in favour of the vendor, for any non-agricultural use. This is to extend for a period of 30 years from the date of the completion of the sale.

### Restrictive Covenant:

There is a restrictive covenant (dated 12/08/68) not to use the land as a caravan or camping site or as a site for holiday chalets.

### Boundaries:

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, roads, hedges or fences.

### Wayleaves, Easements & Rights of Way:

There are public rights of way across the land as marked on the plan. The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

### Timber, Mineral & Sporting Rights:

So far as they are owned, they are included within the sale of the land.

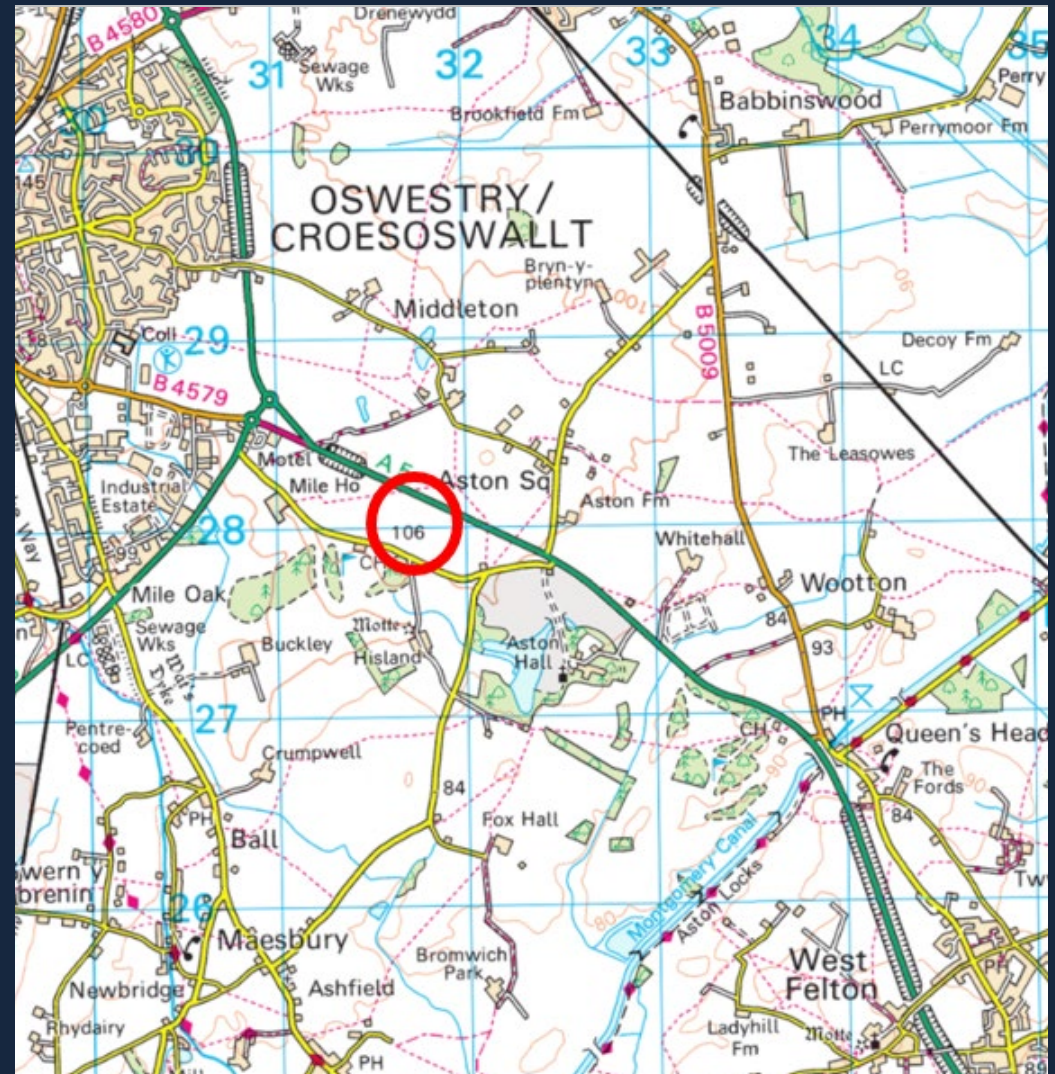
### Directions:

The block of land is adjacent to Mile End Golf Course and just under a mile from the Mile End Roundabout at Oswestry. It is accessed off the Shrewsbury Road which can be accessed off the A5 or the A483.

What3Words to the central gateway is: squeaks.breezy.abandons

### Viewing:

Strictly by prior appointment via email [info@williamsround.co.uk](mailto:info@williamsround.co.uk) or by phone 01939 260302.



**IMPORTANT NOTICE:** Williams Round Ltd gives notice that these particulars do not constitute a contract or an offer or part thereof. All information, descriptions, plans and photographs are only for guidance and should not be relied upon as statements of fact. All measurements, distances and areas are approximate and not necessarily to scale. Any prospective purchaser must wholly satisfy themselves of the accuracy of the information within the particulars by inspection or otherwise. Williams Round Ltd does not have any authority to give any warranties or representations whatsoever in relation to this property, nor can it enter into any contract on behalf of the Vendor. Williams Round Ltd does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken June 2024.

## Williams Round Ltd

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