

LAND ADJOINING THE BIRCHES

LLANYBLODWEL | OSWESTRY | SY10 8NQ

Auction Guide Price: £20,000 - £30,000
An attractive and conveniently situated enclosure of pastureland extending to approximately 1.06 acres, occupying a pleasant position on the fringe of the popular rural village of Llanyblodwel, with frontage to a council-maintained lane and possible longer-term strategic potential, subject to obtaining all necessary planning consents.

Auction Guide Price £25,000 - £35,000

KEY FEATURES & DETAILS

- **Approximately 1.06 acres of pastureland**
- **Attractive rural village-edge location**
- **Convenient roadside frontage**
- **Ideal for grazing, agricultural or amenity purposes**
- **Adjoining established residential properties**
- **Possible longer-term strategic potential (subject to planning)**

DESCRIPTION

Halls are delighted with instructions to offer 1.06 Acres of Land adjoining The Birches, on the edge of Llanyblodwel, for sale by Public Auction.

The land comprises a single enclosure of permanent grassland extending to approximately 1.06 acres, as shown edged red on the accompanying plan.

The land is laid to pasture and is well suited to a variety of agricultural, grazing and amenity purposes, including use as a pony paddock or for other livestock, subject to any necessary consents.

The enclosure benefits from a pleasant rural setting, with established trees along its southern boundary and open countryside adjoining to the east.

Of particular interest is the land's position immediately adjoining existing residential properties, which may appeal to purchasers considering its longer-term strategic potential, subject to planning policy and the necessary consents.

PLEASE NOTE

This Lot originally included the small triangular area of land to the north, abutting the rear boundary of The Birches, however, this area is no longer included in the sale.

SITUATION

The land occupies a pleasant position on the edge of the popular rural village of Llanyblodwel, within the picturesque Tanat Valley, close to the Shropshire/Welsh border.
Llanyblodwel is an attractive rural village with limited local amenities, whilst the nearby market town of Oswestry offers an excellent range of shopping, recreational and educational facilities.
The land is conveniently situated adjoining the residential properties known as The Birches and Llan Farm, with open countryside extending beyond.

ACCESS

The land benefits from direct frontage to the adjoining council-maintained lane on its western boundary.

DEVELOPMENT POTENTIAL

Whilst the land is currently used as agricultural grassland, its location immediately adjoining established residential properties on the fringe of the village may be of interest to purchasers considering possible longer-term alternative uses.

Any such potential would be entirely subject to obtaining the necessary planning permissions and other statutory consents, and prospective purchasers are advised to make their own enquiries with Shropshire Council.

SERVICES

Prospective purchasers should make their own enquiries regarding the availability and connection of services.

TENURE

The land is to be sold freehold with vacant possession on completion, subject to confirmation by the vendors' solicitors.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property will be sold subject to and with the benefit of all existing rights of way, easements, wayleaves and other rights, whether specifically referred to in these particulars or not.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the selling agents will be responsible for defining ownership or responsibility for individual boundary features.

GUIDE PRICE & RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 27th November 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price, plus VAT, subject to a minimum fee of £4,000, plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

FURTHER INFORMATION

For those parties interested in attending the auction, we would advise that you review the following:
-Contract & Special Conditions of Sale.
-Anti-Money Laundering requirements.
-Rules in relation to Bidding on behalf of another party.

LOCAL AUTHORITY

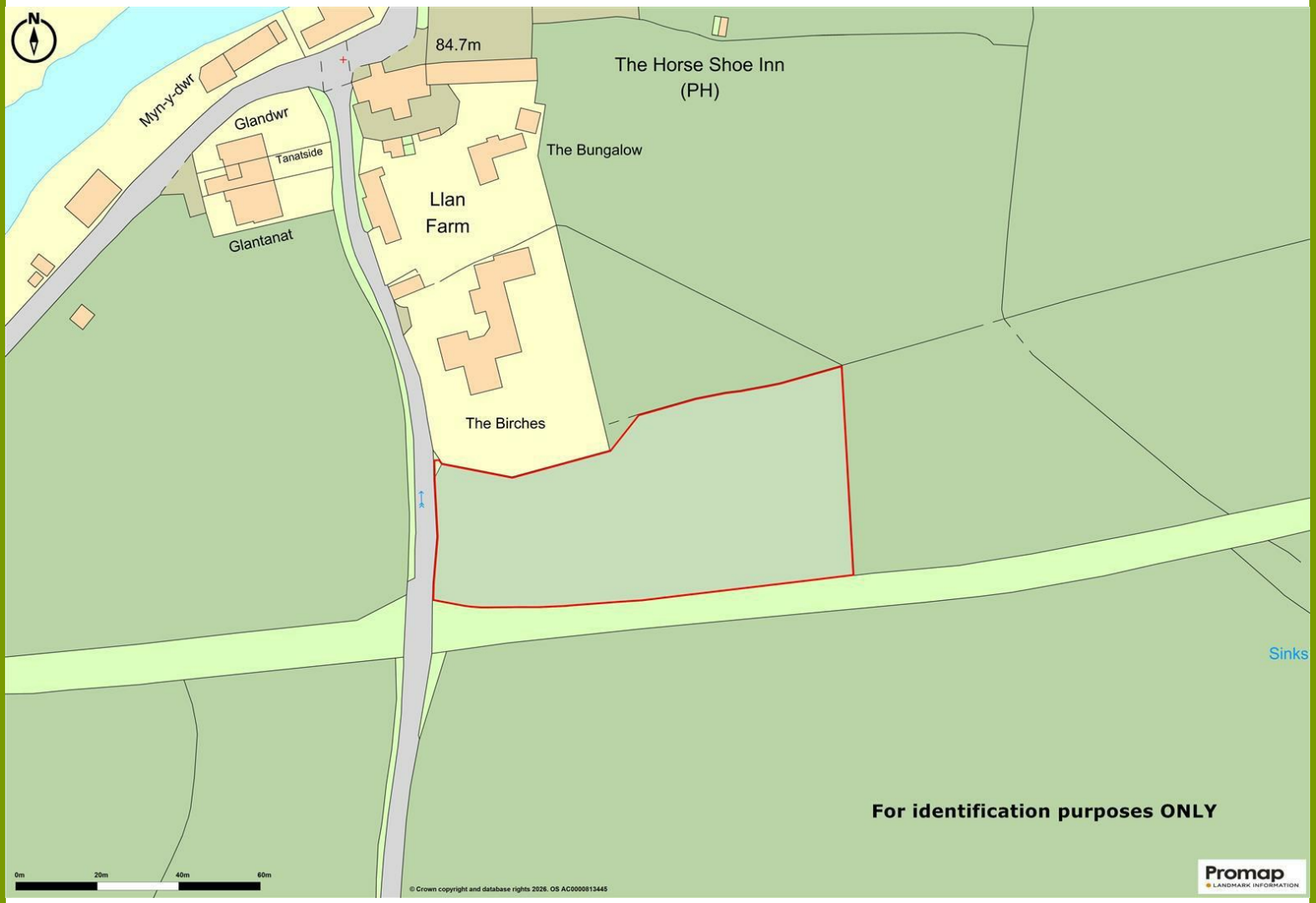
Shropshire Council

VIEWINGS

The land may be inspected on foot during daylight hours, subject to prior arrangements with the selling agents.







Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.

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1. 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the