



Amenity Land at Orchid Meadow, off Callow Lane,
Minsterley, Shrewsbury, SY5 0FB
Guide Price: Lot 1 £20,000, Lot 2 £15,000

Roger Parry & Partners have been instructed to market an exciting opportunity to purchase two parcels of amenity land on the outskirts of the rural village of Minsterley. Both lots are directly accessible from the road and are have well constructed wooden fencing to parts. They have established hedgerows to sections of the boundaries and striking oak trees. Lot 1 has a separate gated access, direct off Callow Lane.

| | Grid Reference | Description | Size (acres) |
|-------|----------------|-------------|--------------|
| Lot 1 | SJ37790497 | Amenity | 0.68 |
| Lot 2 | SJ37850497 | Amenity | 0.33 |

Local Authority

Shropshire County Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Method of Sale

The land is offered for sale by Private Treaty.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agents are responsible for defining the boundaries or ownership thereof.

Easements, Wayleaves and Rights of Way

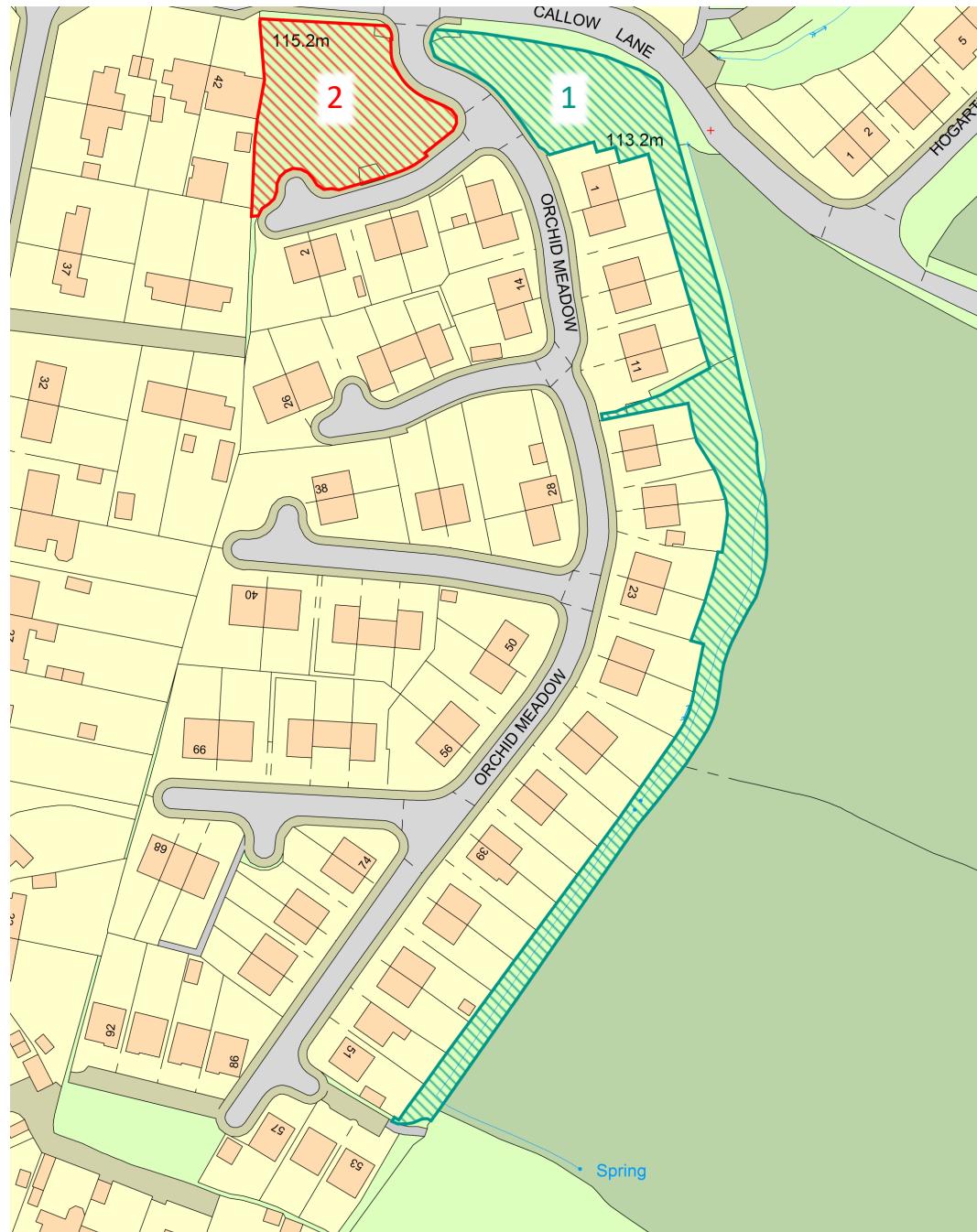
The land is sold subject with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

Services

Purchasers are to make their own enquiries in relation to the availability and connection of services, utilities and drainage.

Legal Information

There shall be an overage provision where the vendor will receive 40 percent of any uplift in value for a period of 30 years as a result of any non-agricultural or equestrian development.





Directions:

From Shrewsbury, take the A488 towards Minsterley. Continue through Hanwood, Pontesbury and Minsterley for 6 miles. When in Minsterley, take a left just before the Crown Pub and continue for 0.2 miles. The two lots will be on your right hand side at the beginning of Orchid Meadow, as indicated by the Agent's 'For Sale' board.

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSc (Hons) MSc

Roger Parry & Partners LLP

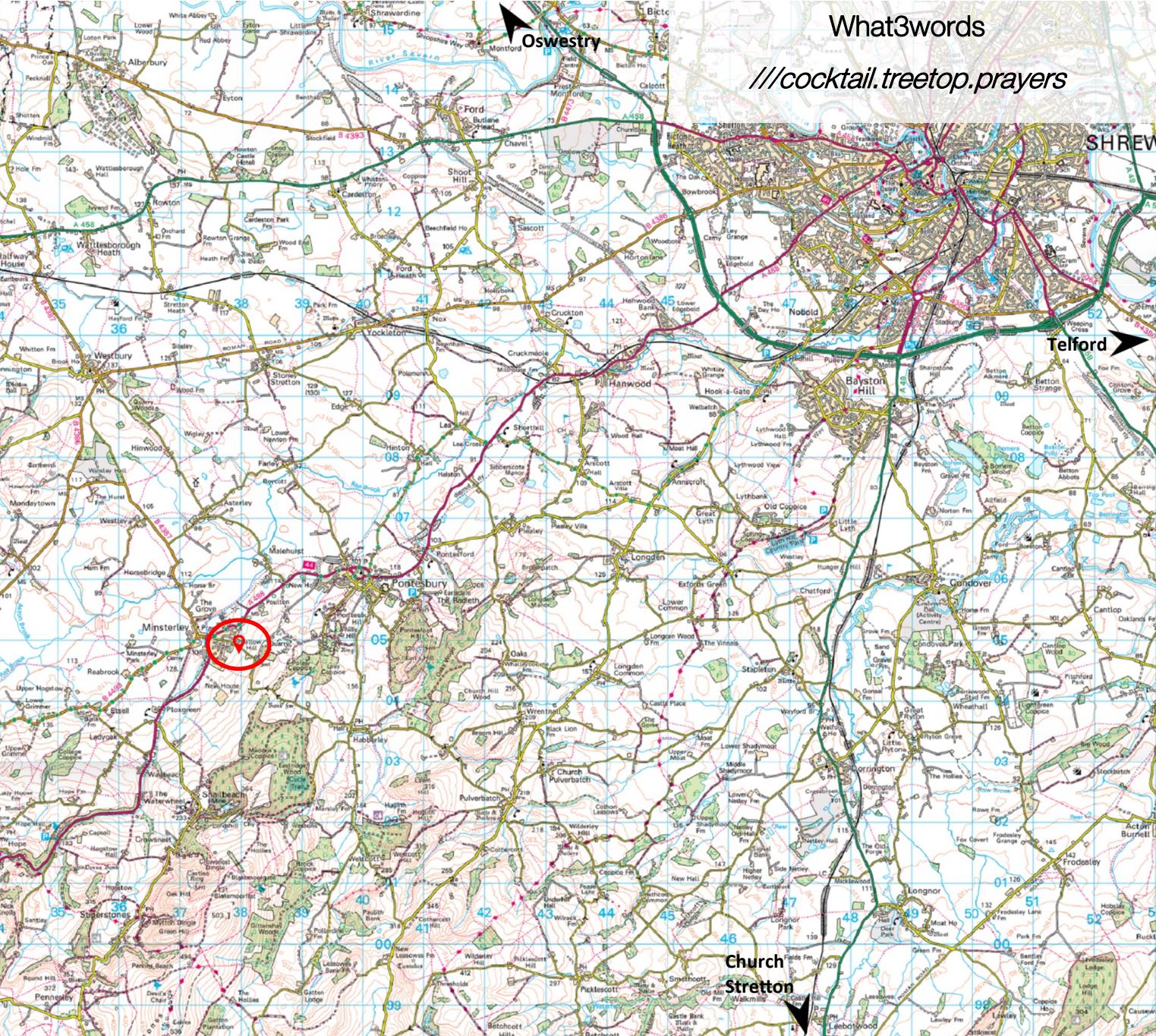
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Parry
& Partners**



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.