

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £15,000

1.04 Acres (0.42 ha) of Land at Four Crosses,  
Llanymynech, SY22 6PR

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## 1.04 Acres (0.42 ha) of Land at Four Crosses, Llanymynech, SY22 6PR

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### General Remarks

For sale by Public Auction at 2.00 pm on 19th March 2026 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. An excellent opportunity to purchase a paddock extending to 1.04 acres (0.42 ha) or thereabouts. Conveniently situated close to the centre of Four Crosses, the land should be of interest to agricultural, equine and amenity purchasers. Within easy reach of A483.

**Location:** Located in the popular village of Four Crosses, the area has a host of amenities whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Welshpool train station providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

**Easements, Wayleaves & Rights of Way:** The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

**Local Authority:** Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG. Tel: 01597 827460

**Tenure:** We are informed that the land is freehold subject to vacant possession upon completion.

**Buyer's Premium:** Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.40% including VAT of the sale price subject to a minimum fee of £3,600 incl. VAT. For further details of fees payable please consult the legal pack.

**Method of Sale:** The land will be offered for sale by public auction at The Lion Quays Hotel, Weston Rhyn, Oswestry, Shropshire, SY11 3EN on Thursday 19th March 2026 with commencing at 2.00pm



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reservation:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Plan:** For Identification Purposes Only

**Overage Provision:** Please note there will be an overage provision for a period of 20 years for 50% of the enhanced value for any change of use other than agricultural and equine use.

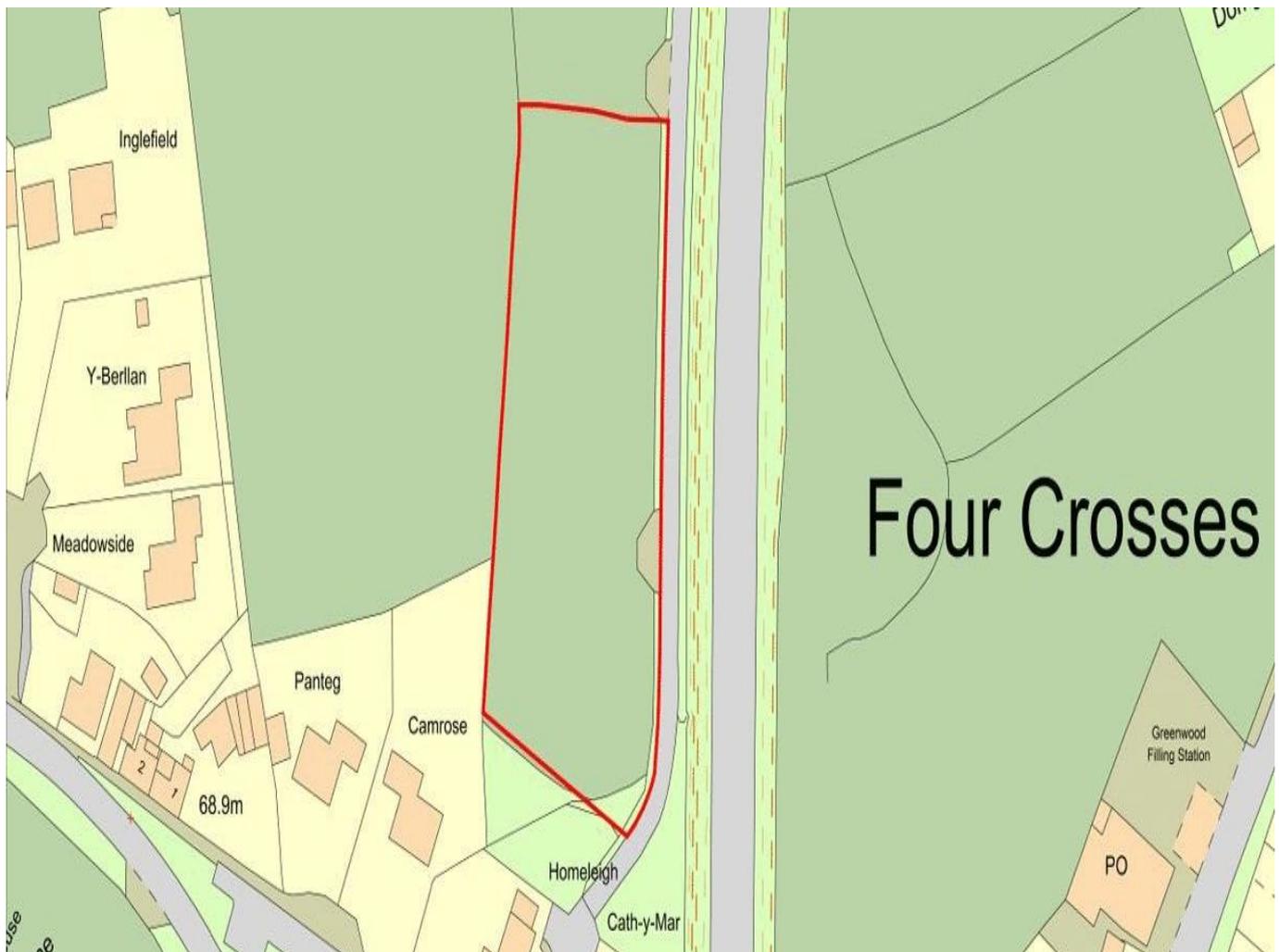
**EPC Rating Exempt    Council Tax Exempt:**

**Viewing and Further Information:** The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted. For further information please contact the Ellesmere office on (01691) 622534

**Directions:** From Oswestry proceed along the A483 in the direction of Welshpool passing through Llyncllys, Pant and into Llanymynech. Continue through Llanymynech and at the roundabout take the third exit onto the B4393 (Canal Road). Take the first turning on the right and cross straight over the crossroads onto the access lane where the land will be located on the left-hand side.

**What3words: ///flattery.unity.alone:**

**Solicitor:** Lanyon Bowdler Solicitors, 39-41 Church Street, Oswestry, Shropshire, SY11 2SZ. Contact Tania McGee Tel: 01691 652241. Email: [tania.McGee@lblaw.co.uk](mailto:tania.McGee@lblaw.co.uk)





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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