





**65.8 acres of land at Bryn Goleu, St Martins, Oswestry, Shropshire, SY11 3HF
Offers In The Region Of £910,000**

The land at Bryn Goleu, St Martins, Oswestry comprises a well located and versatile block of productive agricultural land extending to approximately 65.8 acres (26.6 hectares), situated within attractive open countryside on the Shropshire/Welsh borders. The property lies to the north of Bryn Goleu and is conveniently positioned approximately 0.2 miles southeast of the B5069, providing good connectivity between St Martins and Ellesmere, with direct access from a minor council-maintained road linking Street Dinas and Pentre Morgan.



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The land comprises a well-shaped and manageable block of gently undulating pastureland, divided into practical enclosures and currently utilised for the seasonal finishing of cattle and sheep. It is presented in good agricultural condition and is well suited to continued livestock grazing, whilst also offering scope for alternative uses including arable conversion, environmental schemes or other diversification opportunities, subject to the necessary consents. The holding benefits from a convenient roadside position and includes useful livestock handling and loading facilities with covered penning, making it a practical and attractive opportunity within a strong agricultural locality.

DESCRIPTION

The land has roadside access and is currently set to permanent pasture and is used for the grazing of mixed livestock. The farmland itself is grade 3 land. It is well managed and maintained and does have scope for other arable practices.

SERVICES

Mains water supply connections are available across the 65 acres of land.

BOUNDARIES

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

LOCATION

The land is situated 1.8 miles from Ellesmere, 8 miles from Oswestry and 19.2 miles from Shrewsbury. All distances are approximate.

WAYLEAVES, RIGHTS & EASEMENTS

The land is sold subject to all existing wayleaves and purchasers must

satisfy themselves as to the routes thereof. The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to contract.

VIEWING

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry & Partners. A set of particulars must be carried at all times when conducting the viewing. Please be aware of potential hazards on the land when viewing.

MINERAL RIGHTS

Included within the sale.

FLOOD RISK

The land is in a low flood risk area.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land.

LOCAL AUTHORITY

Shropshire Council

METHOD OF SALE

The Land on North Side of Bryn Goleu, St Martins, Oswestry, Shropshire, SY11 3HF, is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to who offers should be submitted.

WHAT THREE WORDS

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Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Shropshire

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



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.