

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £25,000

1.06 Acres (0.429 ha) Land North of Hillcrest,  
Ellesmere, SY12 0LY

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## 1.06 Acres (0.429 ha) Land North of Hillcrest, Ellesmere, SY12 0LY



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.

### General Remarks

For sale by Informal Tender - Friday 8<sup>TH</sup> May 12.00pm. An opportunity to purchase a parcel of land extending to 1.06 acres (0.429 ha) or thereabouts with roadside access. The land is located on the edge of the market town of Ellesmere north of Hill Crest, Swan Hill. Within walking distance of Mere, Cremorne gardens, Town centre and local amenities.

**Location:** The land lies to the north of Hillcrest on the edge of the market town of Ellesmere which hosts a range of local shops, a larger supermarket, post office, and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.

**The Land:** Versatile block of land that has convenient roadside access. The land is laid to pasture presently being grazed, but with the potential for a range of agriculture, equine and amenity uses subject to obtaining any necessary planning consents.

**Method of Sale:** For sale by Informal Tender, closing date Friday 8<sup>th</sup> May 2026 by 12:00pm (Midday) 1. All offers should be based on the particulars of sale for the 1.06 acres (0.429 ha) north of Hillcrest, Ellesmere, Shropshire. 2. All offers should be submitted to the Agent's Ellesmere Offices by no later than 12pm on Friday 8<sup>th</sup> May 2026 in a sealed envelope or via email to [ellesmeresales@bowen.uk.com](mailto:ellesmeresales@bowen.uk.com). Envelopes should be marked '1.06 acres North Hillcrest' to avoid accidental opening.

3. All offers must be on behalf of a named individual with copy of current photo I.D. provided, comprising UK Passport or Driving Licence. 4. All offers must be expressed in pounds sterling and must not relate to any other bid. One offer per individual buyer, no multiple bids. Bids received will be for a fixed sum and will be deemed to be individual purchasers 'final and best'. No escalating bids. No bids will be accepted after the time and date specified. No further negotiation will be entered into after the deadline. It is recommended that offers be for an uneven sum to avoid the possibility of identical bids being received. 5. All offers should be submitted to the vendors as soon as possible. You will be notified of our clients' instructions as soon as we receive it. 6. Interested parties are advised that the acceptance of any offer is at the sole discretion of the vendors. The vendors are not bound to accept or decline any offer that is made.

**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.

**Town and Country Planning Act:** The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

**Plans:** All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and site areas have been calculated using Promap.

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £1500.00 plus VAT) of the sale price achieved.

**Tenure:** We understand that the land is freehold subject to Vacant Possession upon completion.

**Overage Provision:** Please note there will be an overage provision for a period of 25 years for 50% of the enhanced value for any change of use other than agricultural and equine use.

**Services:** We understand services may be available along the roadside.

**Viewing & 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. Tender forms are available upon request from the selling agent, for further information please contact the Ellesmere office on (01691) 622534

**Directions:** From the town centre proceed to the mini roundabout on Cross Street then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Continue along Swan Hill passing the cemetery on the right handside, after a short distance turn left into Sandy Lane passing over the former railway bridge where after a short distance the land can be identified by the agents for sale board on the right-hand side.

**What3Words: ///sliders.adventure.notion:**





A property business  
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with a forward  
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