

9 HAWKSTONE PARK | WHITTINGTON ROAD

OSWESTRY | SY11 1JH







Occupying a pleasant position within the sought-after Hawkstone Park development, this well-maintained detached residential park home offers comfortable, low-maintenance living. The property provides spacious accommodation throughout, with outside space, off-road parking and easy access to Oswestry town centre and local amenities. Ideal for those seeking a peaceful lifestyle without compromising on convenience.

Offers in the region of £95,000





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- **Beautifully presented detached residential park home**
- **Spacious lounge with excellent natural light**
- **Modern fitted kitchen with integrated appliances**
- **Two generous double bedrooms**
- **residents can remain in residence, 12 months a year**
- **Contemporary family shower room**

DESCRIPTION

Hawkstone Park is ideally suited to the more mature resident – perhaps those aged 50 plus – the site is popular with empty nesters wishing to downsize from larger properties, homeowners seeking to purchase a second property, those wishing to invest cash into a stunning new home and retirees looking forward to spending leisure time in a more relaxed environment – the tranquil, peaceful setting of a luxury residential park alongside like-minded neighbours.

Residential homes offer exceptional value for money, with costs significantly less than purchasing an equally sized house Downsizing to a park home can be an excellent method of releasing equity from a current property, whilst retaining independence and benefiting from a new way of life.

OUTSIDE

Externally the property enjoys a private driveway providing off-road parking together with well-maintained gardens designed for ease of maintenance. The outdoor space offers a pleasant seating area ideal for relaxing or entertaining, with established planting and useful garden storage.

LOCATION

Hawkstone Park is an established residential park home development situated on the eastern edge of Oswestry. The development enjoys a convenient location within easy reach of the town centre, offering an excellent range of independent shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. Good road links provide access towards Shrewsbury, Wrexham and the surrounding Shropshire countryside.

DIRECTIONS

From Oswestry town centre proceed along Gobowen Road before turning right under the railway bridge onto Whittington Road. Continue for approximately half a mile where the entrance to Hawkstone Park will be found on unit is towards the end of the park on your left-hand side Upon entering the development, follow the internal road where No. 9 will be identified by the agent's For Sale board.

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SCHOOLING

Oswestry benefits from an excellent range of educational facilities including primary schools, secondary education and further education colleges, making the area well served for families and visiting relatives.

SERVICES

Gas central heating





POSSESSION AND TENURE

Park homes are neither freehold nor leasehold; they are sold with a license agreement that allows you to occupy the home on the land owned by the park operator. When you purchase a park home, you enter into a license agreement (often referred to as a pitch agreement) with the park owner. This agreement grants you the right to occupy the home on a specific pitch within the park, but the land itself remains owned by the park owner.

SERVICE CHARGE

A service charge of £50 is payable on a weekly basis. The service charge does not cover water, electric or drainage.

COUNCIL TAX BAND

Council Tax Band - A

LOCAL AUTHORITY

Your local authority is Shropshire Council.

VIEWINGS

Strictly through the agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

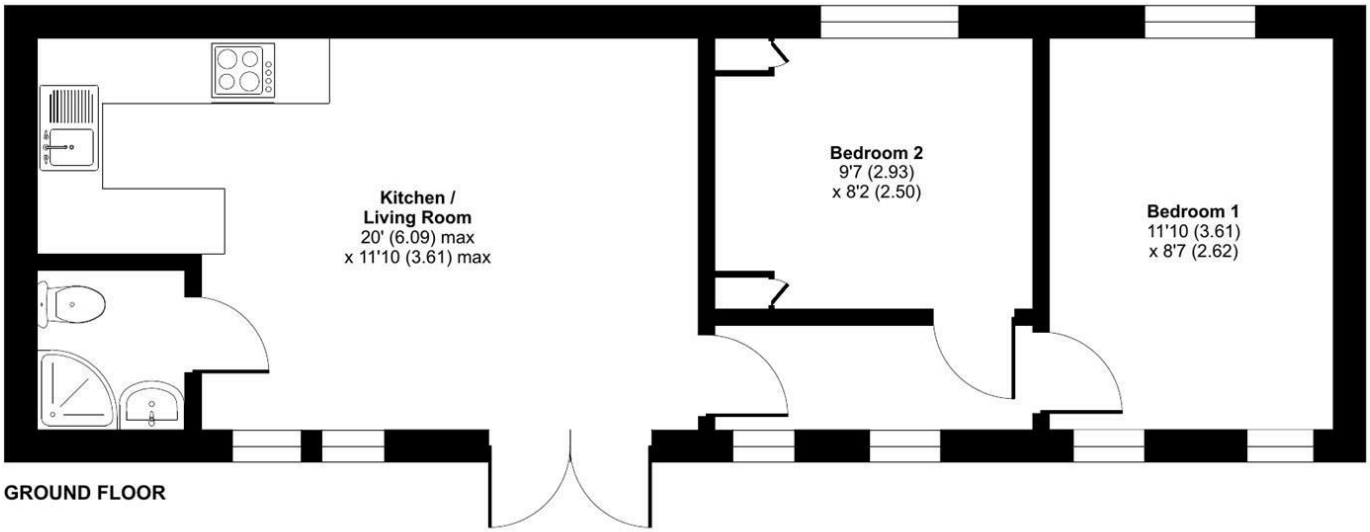
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

N.B

Please note all prospective purchasers of Hawkstone Park must be 50 years of age.

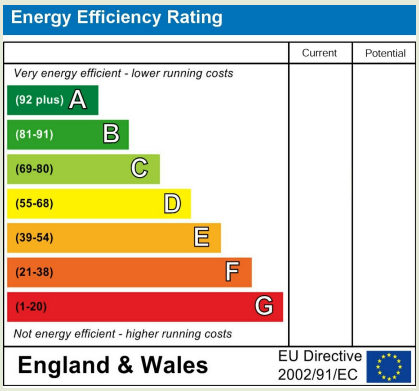
Approximate Area = 464 sq ft / 43.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1487571



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** 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 cost of services provided to you.