

FOR SALE

Guide Price £408,800

Land ext. to around 36.5 acres off Station Road, Weston Rhyn, Oswestry, Shropshire, SY10 7LB

As a whole or in Lots - by Informal Tender
A very well situated block of productive pasture land extending to around 36.5 acres (14.77 hectares) on the edge of the village including land immediately adjoining the built-up settlement boundary and offering longer term strategic development potential, subject to planning.







FOR SALE

Oswestry (4 miles), Wrexham (11 miles), Shrewsbury (21 miles).

(All distances approximate).







- **Pasture land extending to around 36.5 acres**
- **Strategically well positioned**
- **Various access points on to council maintained roadways**
- **Mature hedge boundaries**
- **Available as a whole or in lots**
- **By Informal Tender (12:00 - April 24th)**

DESCRIPTION

The land comprises an attractive block of productive pasture land extending in total to approximately 36.5 acres situated on the edge of the popular village of Weston Rhyn, near Oswestry.

The land is currently laid to gently undulating permanent pasture divided into a number of useful enclosures. The fields are bounded by mature hedgerows together with post and wire fencing and benefit from both natural water sources and established field access points.

The land enjoys an attractive rural outlook with views across the surrounding countryside and towards Weston Rhyn village and church.

Of particular note is the northern parcel which lies immediately adjacent to the existing built-up boundary of Weston Rhyn village and adjoins residential properties along part of its boundary. As such the land may offer longer term strategic development potential subject to the necessary planning consents.

The land may therefore be of interest to farmers, neighbouring landowners, equestrian purchasers and investors seeking land with potential future development prospects.

The land is available as a whole or in smaller lots depending upon a purchaser's own requirements and offers are invited from all interested parties.

AGRICULTURAL LAND

The land is currently laid to permanent pasture and is suitable for grazing and general agricultural purposes.

The land is understood to comprise Grade 3 agricultural land under the Agricultural Land Classification system. Notwithstanding this classification the pasture appears to be good quality and well drained grazing land which has historically been managed for agricultural use.

ACCESS

Access points are available from Station Road along the eastern boundary together with access from a small country lane running between Station Road and Quinta Road along the western boundary of the land.

SERVICES

Mains water is understood to be available on the land and there are various natural water supply points. Purchasers should make their own enquiries regarding the availability and connection of services.

RIGHTS OF WAY

There are public footpaths crossing through the land which are marked on the accompanying plan.

METHOD OF SALE

The property is offered for sale by Informal Tender. The vendor reserves the right to sell the land as a whole or in lots and will not necessarily accept the highest or any offer received.





INFORMAL TENDER PROCESS
Offers are invited from all interested parties and will be considered both with and without overage provisions.

Best and final offers are invited by 12 noon on Friday 24th of April.

Offers must be submitted in writing by email to jquinn@hallsgb.com or by post (or recorded delivery) to Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

All offers should include the following information:

- The name, address and contact details of the purchaser
- The purchase price offered (expressed as a fixed sum)
- Whether the offer relates to the whole property or a specific lot
- Whether the offer is made subject to an overage provision or otherwise
- Details of the purchaser's intended use of the land
- Confirmation of funding arrangements and proof of funds where appropriate
- Details of the purchaser's solicitor including contact details
- Confirmation that the offer is subject to contract only
- The anticipated timescale for exchange and completion

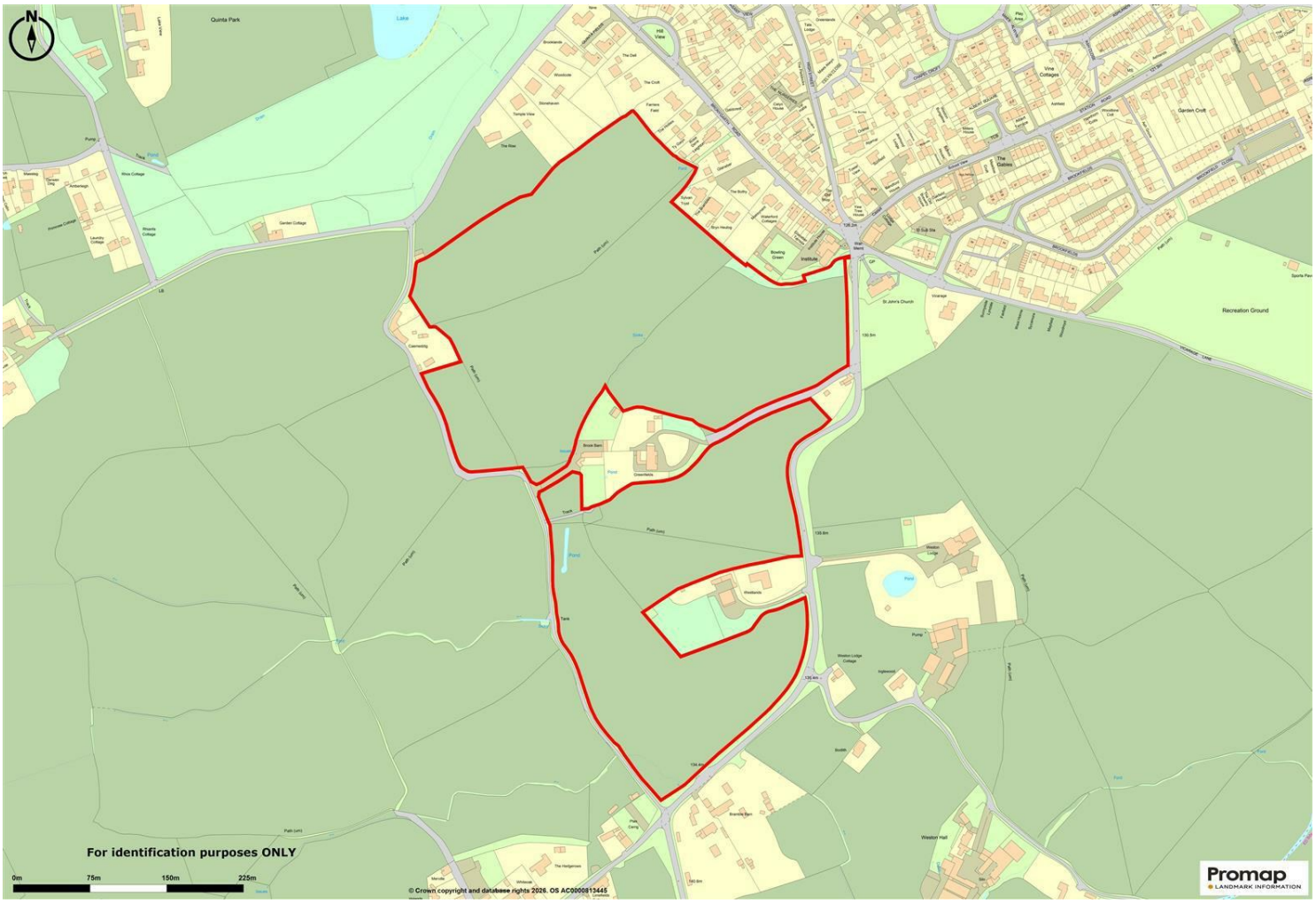
Offers should be expressed as a fixed sum and should not be calculated by reference to any other offer.

The vendor reserves the right not to accept the highest or any offer received and may enter into negotiations with any party following receipt of offers.

VIEWING
The land may be viewed during daylight hours with a copy of these particulars in hand.

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls 1845

01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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