



Land at Parknasilla

Horsebridge Road, Minsterley, Shrewsbury, SY5 0AQ

Roger Parry & Partners are delighted to have been instructed to offer, for sale by private treaty, two parcels of productive land in the Shropshire countryside. The land is conveniently close to Minsterley and lends itself well for uses including livestock grazing and hay or silage production.

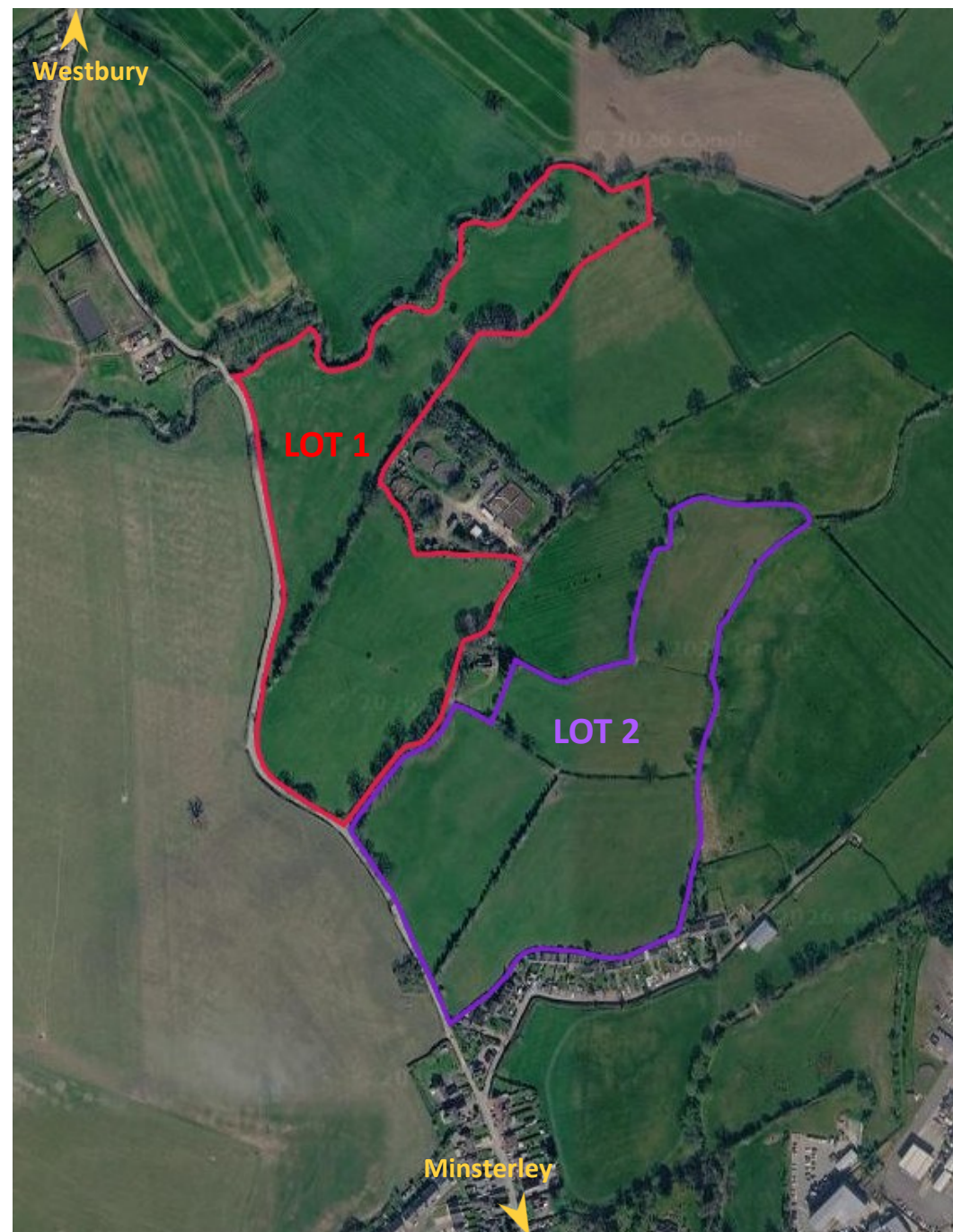
Guide Prices:

Lot 1 - £250,000 Lot 2 - £265,000

	Description	Size (acres)	Size (hectares)
Lot 1	Pasture	18.34	7.42
Lot 2	Pasture	18.95	7.67
Total		37.29	15.09

Both lots amount to **37.29 acres (15.09 hectares)** or thereabouts, and are both separately ringfenced. Boundaries consist of established hedgerows and fencing, as well as the Rea Brook bordering the north side of Lot 1. Mains water is available and the land benefits from multiple points of gated roadside access off Horsebridge Road.

Lot 1 is arranged in three fields, while Lot 2 comprises of four fields, which have a flat to gently sloping topography.



Method of Sale

The property is for sale by private treaty and is available in two lots.

Tenure

The land is available on a freehold basis and are currently let under grazing agreements which will terminate in October 2026 and March 2027. Please contact the Agent for further details.

Boundaries

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

Local Authority

Shropshire County Council.

Environmental Schemes

The land is not entered into any schemes.

**Legal Information**

There shall be an overage provision on Lot 1 and Lot 2 where the vendor will receive 30 percent of any uplift in value for a period of 30 years as a result of any non-agricultural/non-equestrian development.

Services

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

Easements, Wayleaves and Rights of Way

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.

Flooding

A small part of the land adjacent to the Rea Brook in Lot 1 is located within Flood Zone 2.

Directions

From the Edgebold Roundabout on the A5 in Shrewsbury follow the A488 towards Minsterley for approximately 7 miles, passing through Hanwood and Pontesbury villages. At the roundabout in Minsterley, take the second exit onto the B4499. At the next roundabout take the second exit onto Horsebridge Road and continue along for approximately half a mile where the land is located on the righthand side, as indicated by the Agent's "For Sale" board.

What3words [///hedgehog.farmland.debate](#)

Viewing Arrangements

Viewing of the property is strictly by appointment only through

Roger Parry

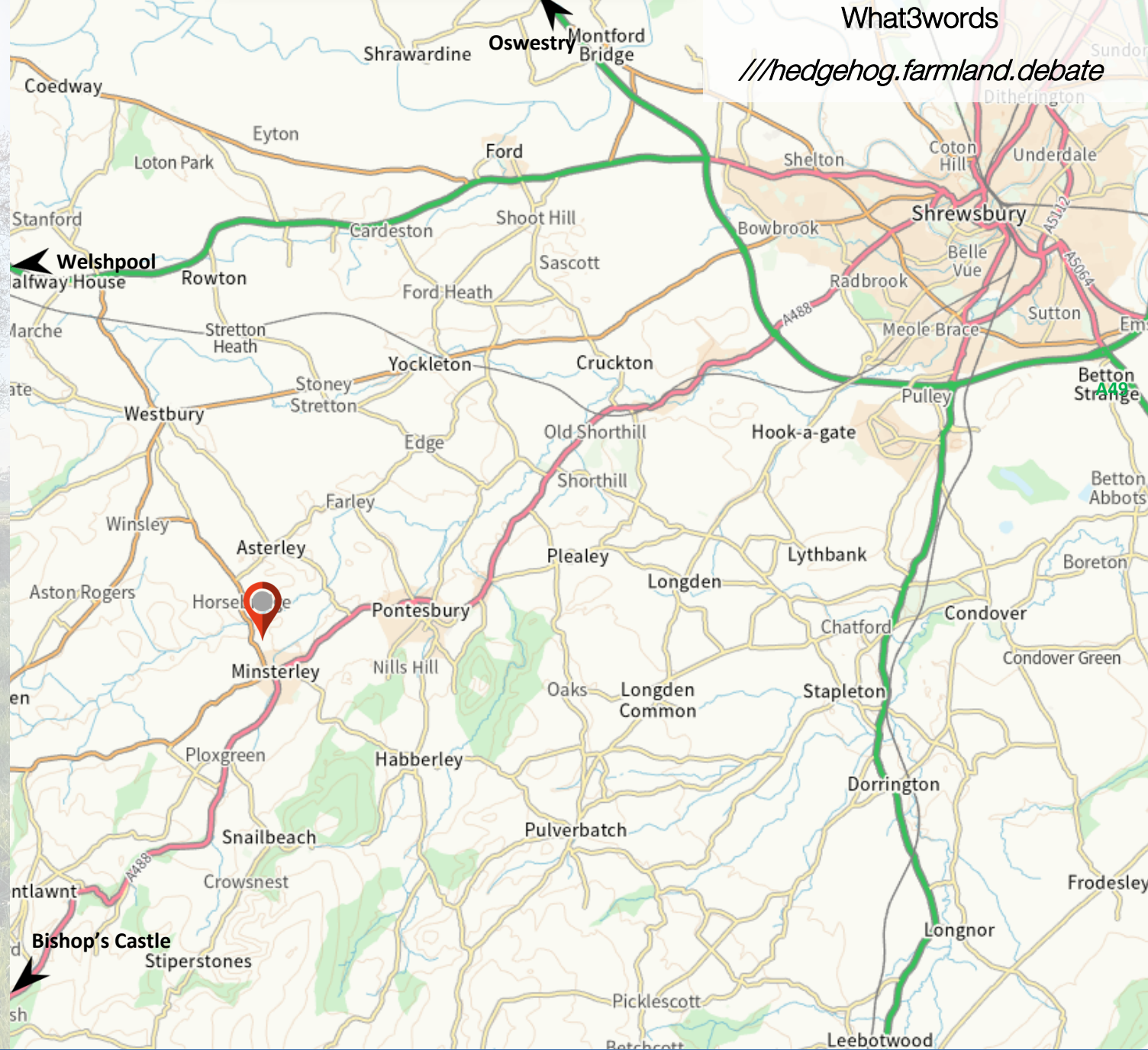
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Parry**
& Partners



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.