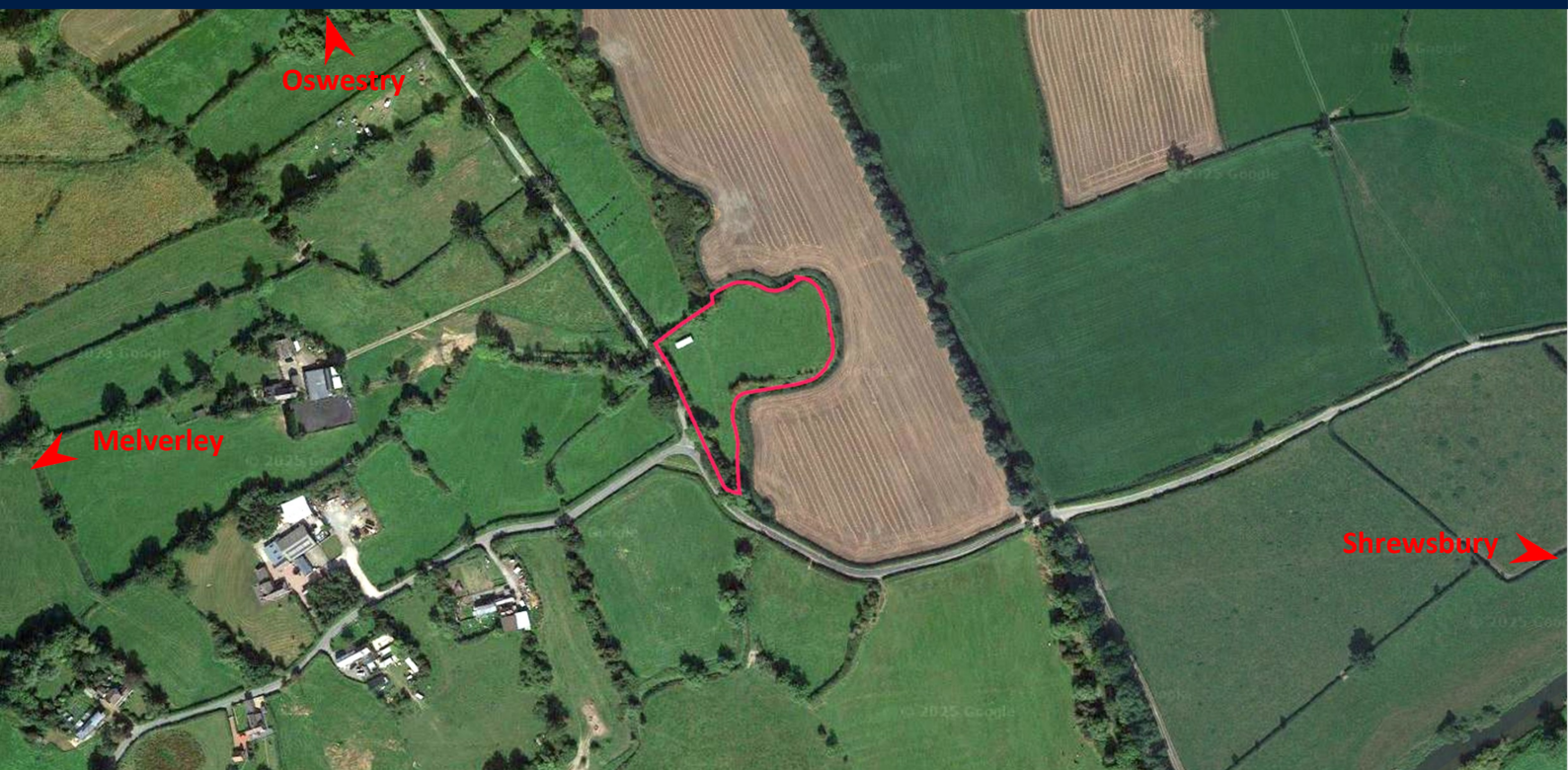


PADDOCK AT PONTNEN

Melverley, Oswestry, Shropshire, SY10 8ES

Roger
Parry
& Partners



georgebeer@rogerparry.net

01743 791336

Paddock at Ponthen

Melverley, Oswestry, Shropshire, SY10 8ES

Guide Price: £15,000

The Land

Roger Parry & Partners LLP are delighted to have been instructed to offer for sale by Private Treaty, a parcel of grassland adjoining the Weir Brook which is suitable for livestock grazing and equestrian use. The land amounts to approximately **1.886 acres (0.763 hectares)** and benefits from gated roadside access with fencing and established hedgerows and trees to the boundaries.

Local Authority

Shropshire Council.

Method of Sale

The land is offered for sale by Private Treaty as a whole.

Tenure

The land is sold Freehold and Vacant Possession will be granted on completion.

Sporting Rights, Minerals and Timber

All sporting rights, timber and mineral rights, as they may be owned, are included in the sale.

What3words

///tucked.degree.grouping

Flooding

According to the Environment Agency, the land is located within an area at high chance risk of flooding.

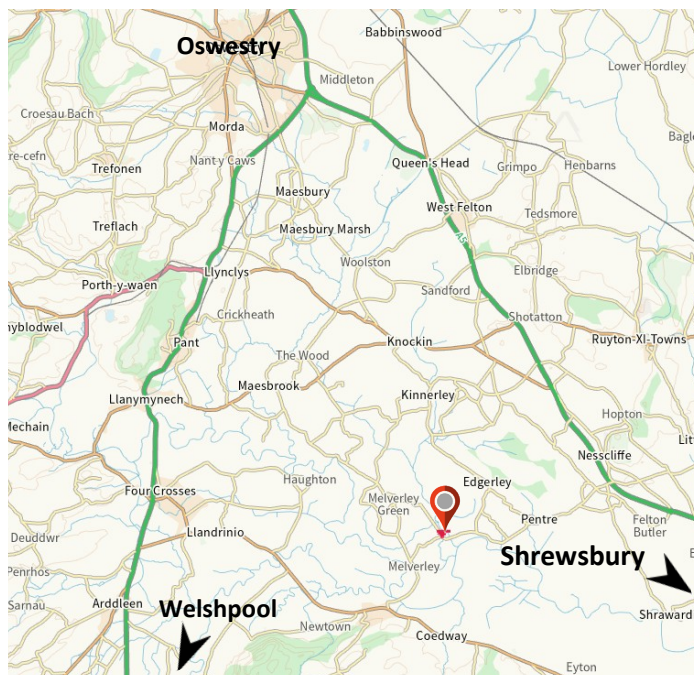


Boundaries

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.

Easements, Wayleaves and Rights of Way

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies, and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not. There is a public footpath across the land.



Viewing Arrangements

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP.

Please contact our Head Office:

Mercian House, 9 Darwin Court, Shrewsbury, SY3 5AL

georgebeer@rogerparry.net - 01743 791336

Important Notice:

1. Nothing 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.

**Roger
Parry**
& Partners