



7.07 Acres (2.86 Hectares) of Amenity Land



Roger Parry and Partners have been instructed to offer for sale the Land known as Land adjacent to Vownog Terrace, comprising 7.07 acres (2.86 ha) of amenity land representing an unique opportunity to acquire land in the heart of the countryside with road frontage, with high carbon value potential from the unique grasses. The land also benefits from a natural water supply which is easily accessible.

Local Authority

Shropshire County Council, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000

Method of Sale

The land is offered for sale by Private Treaty.

Boundaries

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

Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

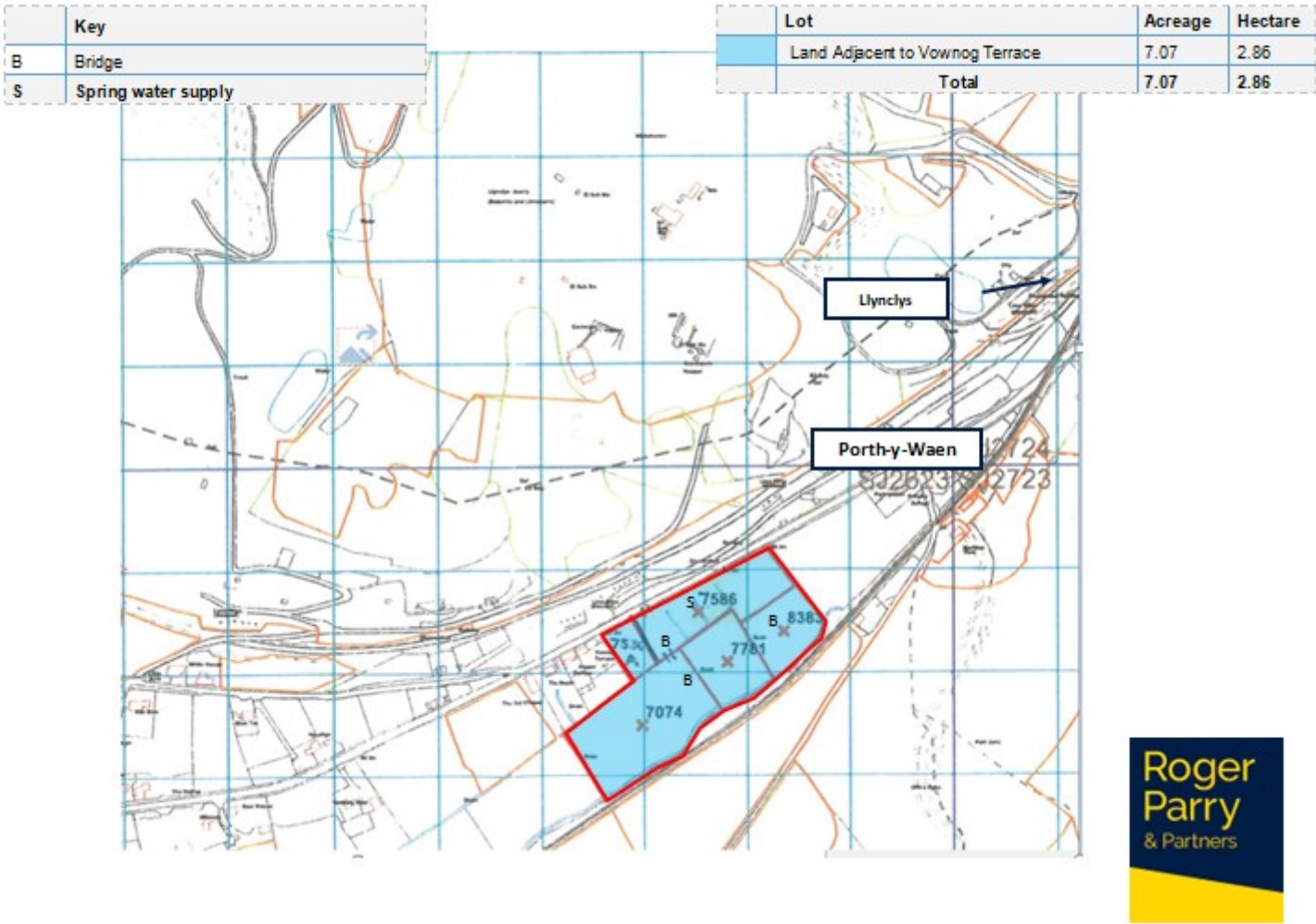
Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property.

Plan
(not to scale - for identification purposes only)





Key Features:

- Roadside access from A495
- Sold as Vacant possession
- Currently in a HLS scheme until 31.08.2024 paying £1,300 p.a, which can sold with or without the HLS obligations.



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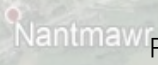
- Amenity value
- Carbon potential
- Can be sold in lots
- Spring water supply

Directions:

From Oswestry head South on A483 towards Welshpool, at the Llynclys Cross Roads turn right towards Porth-y-Waen. Follow the A495 towards Llanyblodwel for half a mile and the land is located on the right before Vownog Terrace.

Viewing arrangements

Viewing of the property is strictly by appointment only through

 Roger Parry & Partners LLP

Please contact our Oswestry Office:

21 Leg Street, Oswestry, Shropshire, SY11 2NN

Or our Shrewsbury Head Office:

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury, Shropshire, SY3 5AL

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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