



## Land At Oakhurst Road Oswestry, Shropshire, SY10 7BZ

Guide Per Acre £6000 - £7,000

FOR SALE BY PUBLIC AUCTION on 19th October 2011 at The Pedigree, Oswestry 6pm sharp.

An extremely well situated parcel of prime accommodation land in an attractive and peaceful edge of town setting with pool, which is down to permanent pasture, at present, ideal for the grazing of all kinds of livestock. The land extends, in all, to 24.1 acres or thereabouts and the site is being considered to be included within the forthcoming development plan.

## DESCRIPTION

Halls are delighted with instructions to offer this conveniently situated and most versatile parcel of accommodation land for sale by public auction.

The land is situated in an area renowned for its heavy stocking capabilities and is ideal for the grazing of all kinds of livestock, if required.

The land should be of interest to; farmers looking to supplement their existing acreages, those with equestrian interests, developers or for those who are looking for a parcel of land for investment purposes.

The site is being assessed for inclusion in the Local Development Framework under policy H20. Details can be obtained from the local Planning Authority. The land extends in all to approximately 24.1 acres.

It is unusual for such a versatile parcel of accommodation land of this size to become available for sale in the area. Halls, being sole selling agents, recommending it for an immediate inspection.

## SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, schools, both state and private. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

## THE DIRECTIONS

From Oswestry Town Centre proceed up Willow Street and turn right just before the fire station onto Oakhurst Road. Pass Liverpool Road West and Park Drive, the

entrance to the land is marked by our for sales board.

## TENURE AND POSSESSION

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

## WAYLEAVE PAYMENTS

Any applicable payments associated with the land and the vendor will be transferred at the appropriate time. Full details are available with The Auction Pack.

## AUCTION PACK

The Auction Pack will be available 7 days prior to the auction at the offices of Halls, Oswestry and Hatchers Solicitors, Shrewsbury, tel: 01743 248545.

## SERVICES

Mains water is available. A natural water supply is included via the pond.

## SOLICITORS

Hatchers, 25 Castle Street, Shrewsbury, Shropshire, SY1 1DA. Attn: Valerie Edwards. 01743 248545.

## BOUNDARIES, ROADS, FENCES

The purchaser (s) shall be deemed to have full knowledge of the boundaries, rights of way and any clawback and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges. Further information will be provided in The Auction Pack.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 03456 789000

Severn Trent Water Ltd, Shelton,

## Energy Performance Rating

## IMPORTANT NOTICE

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