



Land at Meadowtown, Minsterley, Shrewsbury, Shropshire, SY5 0DZ

Roger Parry and Partners are delighted to have been instructed to offer for sale Land at Meadowtown, Minsterley. It provides an excellent opportunity to purchase a block of upland pasture land with parcels of woodland compromising of **41.68 acres (16.87 ha)** or thereabouts set in the picturesque South Shropshire countryside, close to the Welsh border.

Guide Price

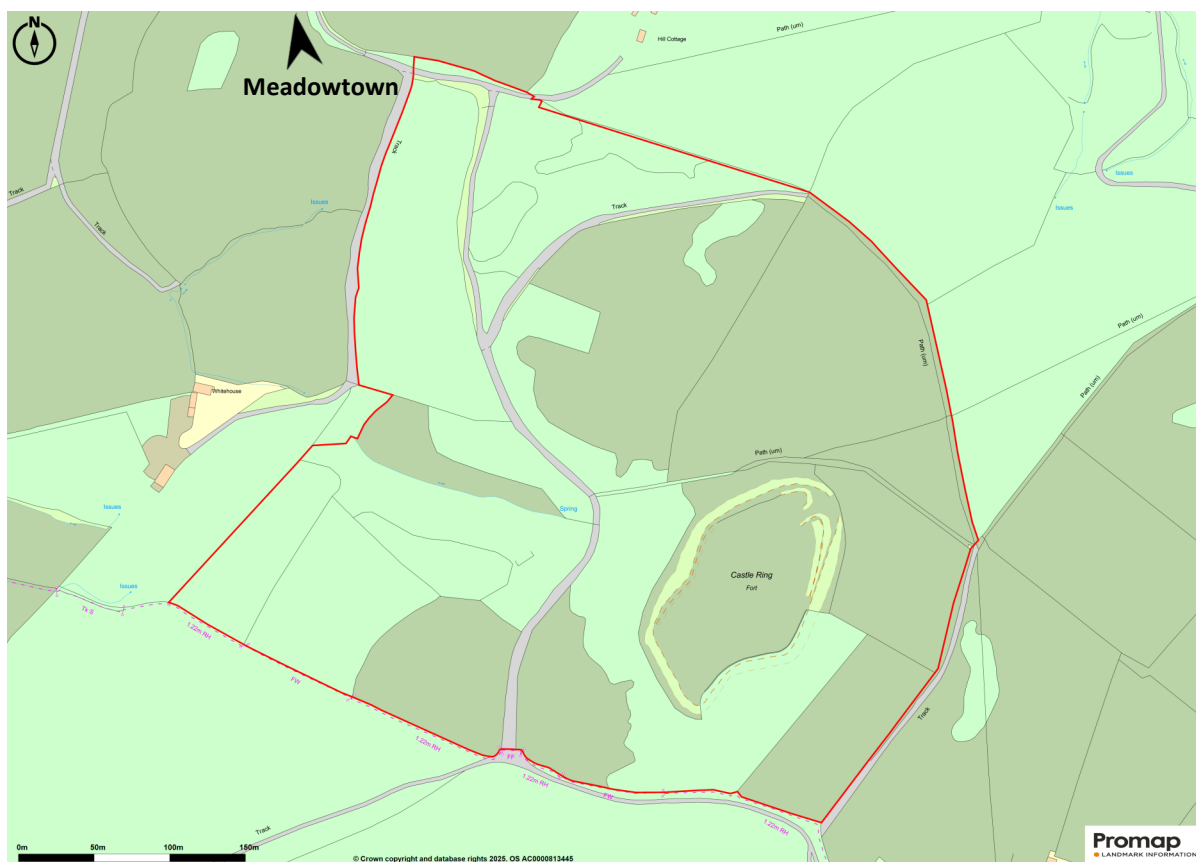
Offers in the region of £275,000

This productive land is currently laid to grass and has been utilised for grazing and haymaking. There are well established mature trees and hedgerows which provide natural shelter. There are tracks which provide easy access across the land with fencing to boundaries.

Located within the beautiful Shropshire Hills National Landscape (AONB), with far reaching views of the surrounding area, the land would be suitable for livestock as well as equestrian use benefitting from an adjoining bridleway.

There are multiple water sources available via natural springs. A gated entry to the north of the land provides access onto a stone track.

The land has potential to generate an income via environmental schemes and has further opportunities such as natural capital earnings including tree planting, nature conservation, carbon sequestration, biodiversity net gain as well as amenity and tourism subject to gaining the correct consents.





Local Authority

Shropshire County Council.

Method of Sale

The land is offered for sale by Private Treaty, Vacant Possession to be granted on completion.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor vendors agents are responsible for defining the boundaries or ownership thereof.

Easements, Wayleaves and Rights of Way

There are public footpaths and byways across the land. The land is sold subject with the benefit of all wayleaves, easements, rights of way and third party rights, whether mentioned in these particulars or not.

Services

Water is available by natural supplies. Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.



Directions:

When passing through Worthen on the B4386 from Shrewsbury, take the last lefthand turn sign posted towards Minsterley (B4499). After roughly a mile, take the righthand turn towards Bromlow, and continue on this road for approximately two miles. Take the righthand turn onto 'the Lyde' and continue for approximately 1.5 miles and you will arrive at the hamlet of Meadowtown. take a left continuing straight along the track; the entrance to the land is on the right hand side as indicated by the Agent's 'For Sale' Boards.

What3words [///following.deputy.mystified](#)

Viewing arrangements

Viewing of the property is strictly by appointment only through

George Beer BSc (Hons) MSc

Roger Parry & Partners LLP

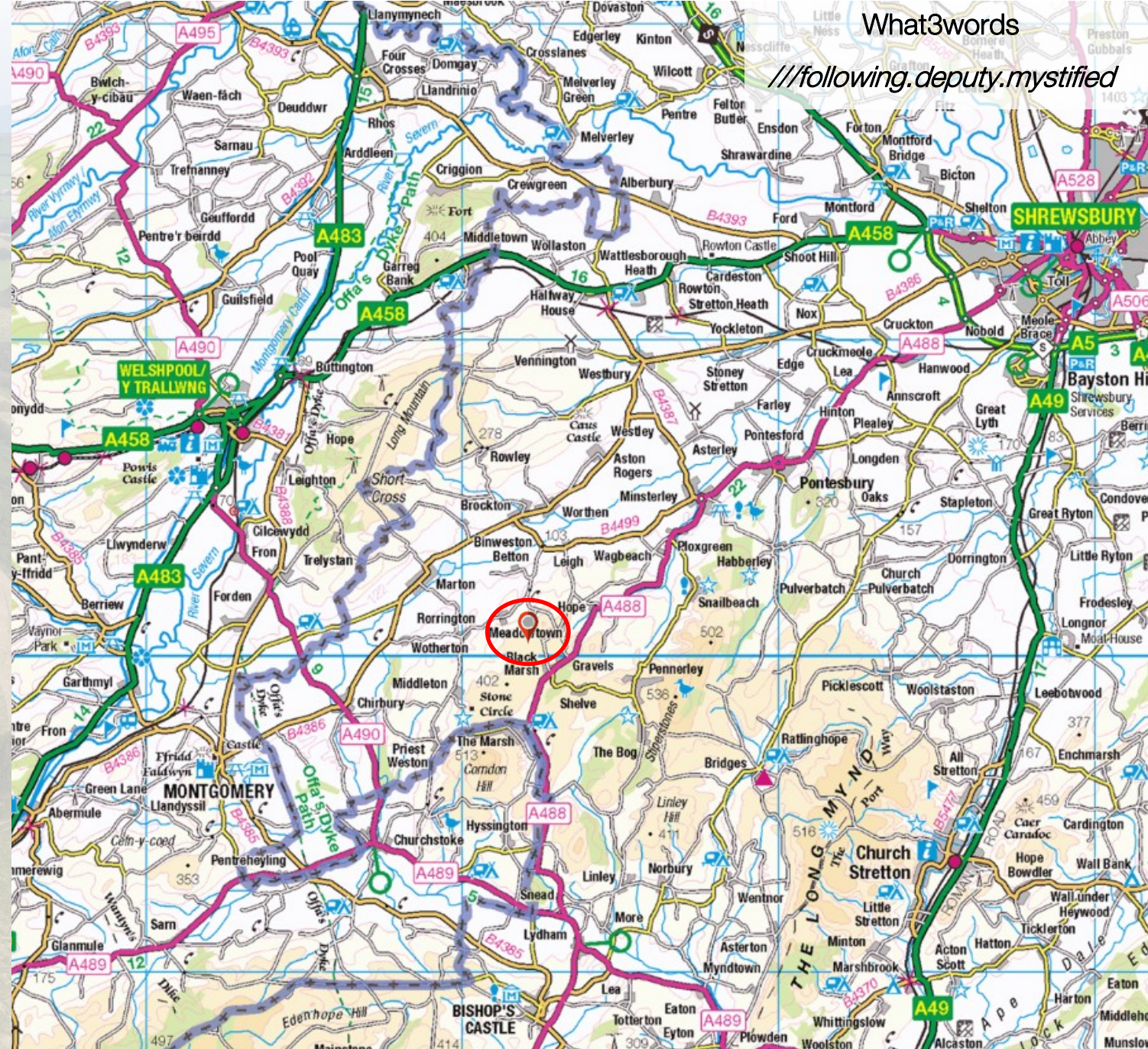
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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers 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 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.