



Woodland Adjoining Melody Hill

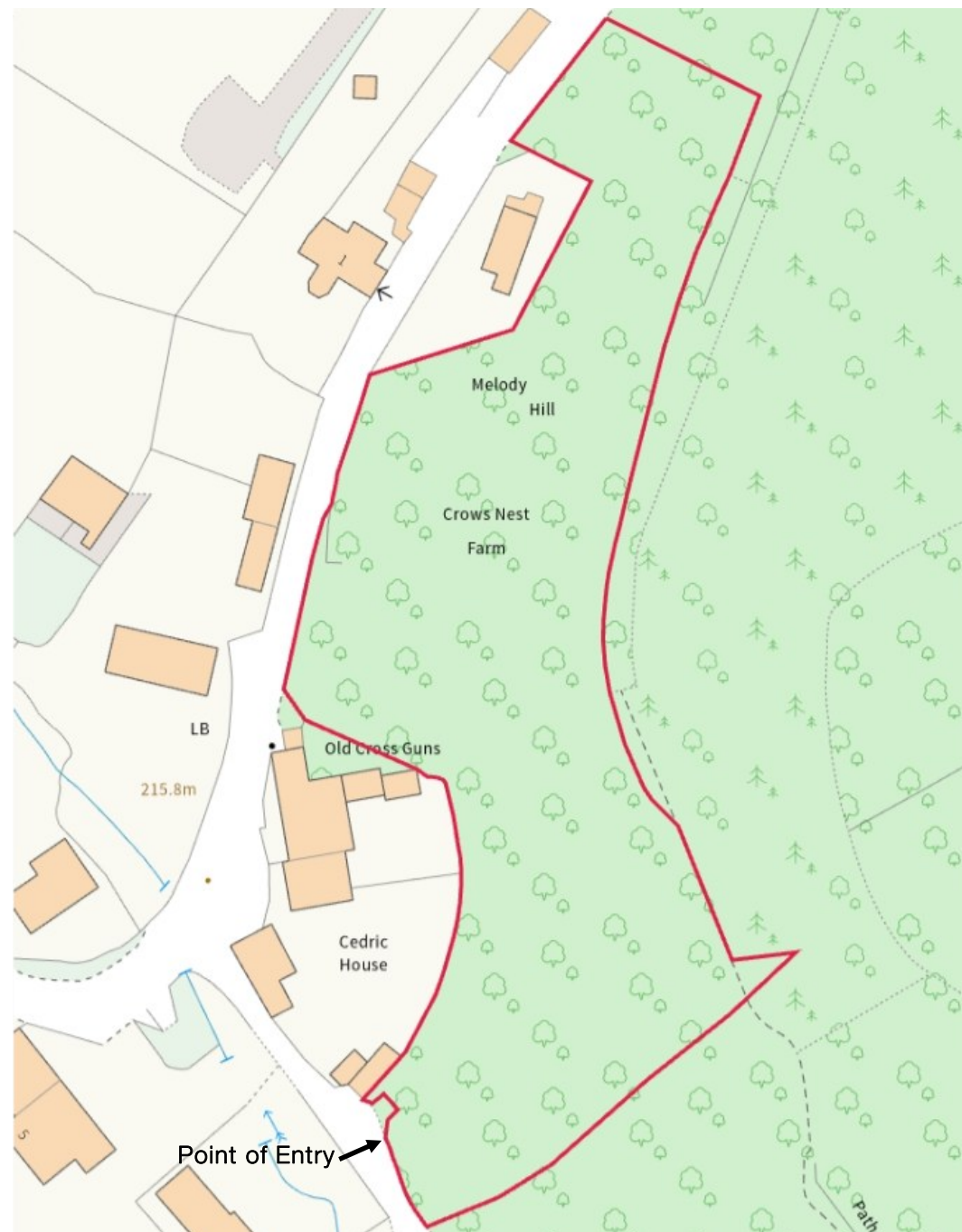
Crows Nest, Snailbeach, Shrewsbury, SY5 0LU

Roger Parry & Partners are delighted to offer for sale by private treaty a charming parcel of established woodland set within the beautiful Shropshire countryside.

Guide Price: £15,000

Presenting an opportunity to acquire a woodland predominantly consisting of native broadleaf trees and extending to **1.32 acres (0.54 hectares)** or thereabouts. Rising steeply from the roadside with a westerly aspect facing towards the one of the stunning views that Shropshire has to offer. The woodland is interspersed with small areas of more level ground awarding valuable space for the likes of camping and recreational activities. The land is ideally suited for private amenity use and also has further opportunities such as through natural capital earnings and biodiversity net gain.

The land is situated in a rural position providing a quiet and peaceful retreat, while being easily accessible with the A488 being only one and a half miles away. There is timber post and wire fencing to some of the boundaries. Though there is currently no vehicular access onto the land, there is potential to create an area for parking, subject to gaining the necessary consents.



Method of Sale

For sale by private treaty.

Tenure

Freehold with vacant possession.

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.

Access

The land is accessible on foot.

**Legal Information**

There shall be an overage provision on the woodland where the vendor will receive 30 percent of any uplift in value for a period of 25 years as a result of any non-agricultural or 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.

Directions

From the Edgebold Roundabout on the A5 in Shrewsbury follow the A488 signposted for Bishop's Castle for approximately 7 miles, passing through Hanwood and Pontesbury villages. At the roundabout in Minsterley, take the first exit to stay on the A488 for another mile where there is a left hand turn towards Stiperstones opposite a bus stop. Continuing for 1.5 miles, through Snailbeach, the land can be accessed from the lane signposted as Crows Nest Dingle, as indicated by the Agent's "For Sale" board.

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Viewing Arrangements

Viewing of the property is strictly by appointment only through

Kirsty Betton

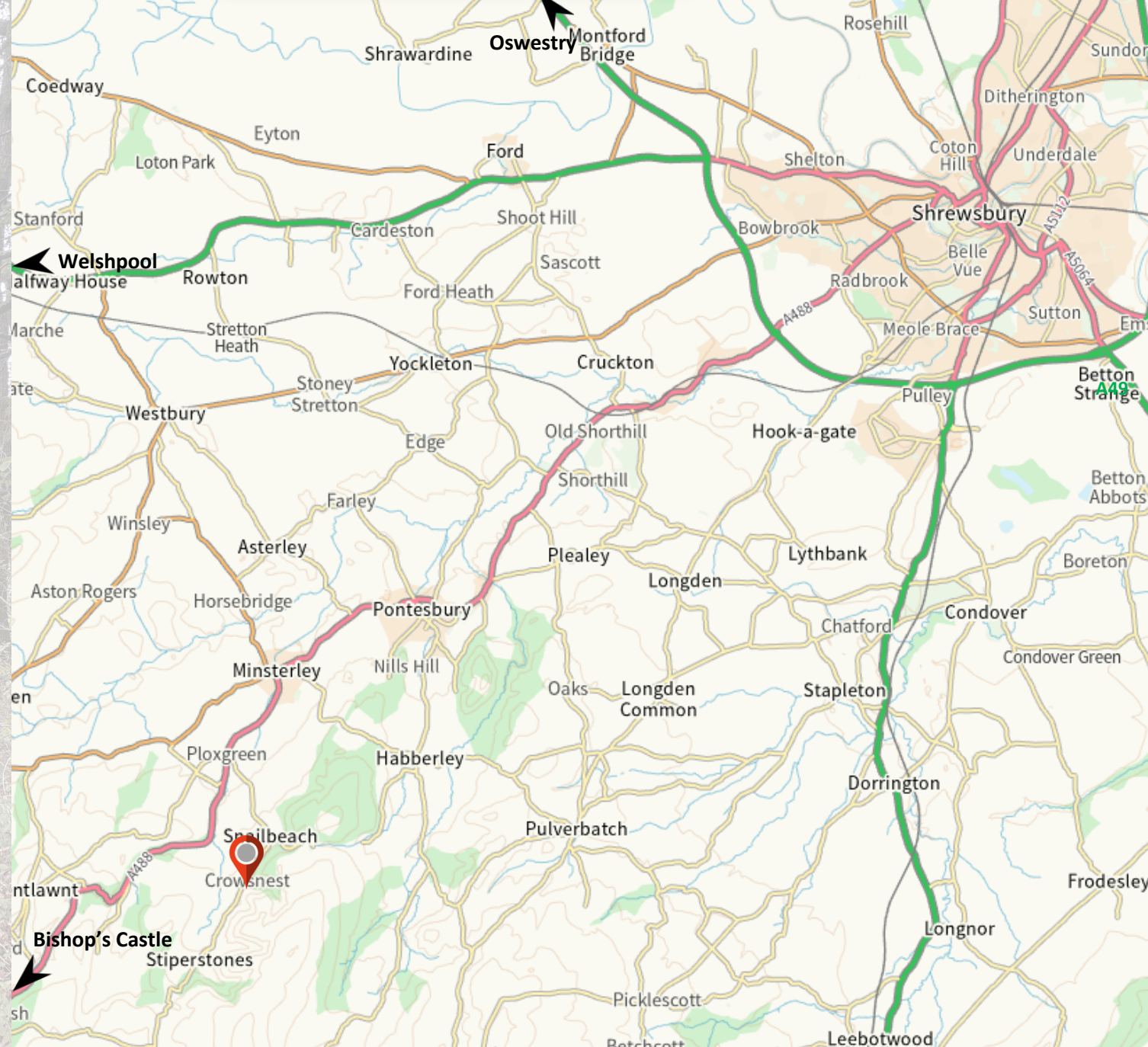
Please contact our Shrewsbury Office:

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**Roger
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& 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.