



Roger  
Parry  
& Partners

LAND AT CRAIGNANT

Selattyn, Oswestry, Shropshire, SY10 7NR

## Land at Craignant

SELATTYN | OSWESTRY | SHROPSHIRE | SY10 7NR

*An opportunity to acquire approximately 24.5 acres of pastureland situated in Shropshire, close to the Welsh Border.*

- Approximately 24.5 acres of well-maintained permanent pasture
- Stockproof boundaries comprising traditional stone walls and post and wire fencing
- Divided into eight field parcels, each with gated access
- Useful range of stabling and storage buildings with corral area to the front
- Natural water supply connected to the improved parcels
- Access track running through the land, providing vehicular access
- Areas of woodland offering amenity value and potential for environmental or stewardship schemes (subject to approval)
- Suitable for livestock grazing, equestrian or amenity use
- Accessible rural location approximately 5 miles from Oswestry, with good links to the wider road network

### LOCATION

The land enjoys a convenient and accessible location, situated approximately 5 miles north of Oswestry, just outside of the village of Craignant which is a small rural locality in north-west Shropshire, situated near the village of Selattyn and close to the Welsh border. The area is characterised by its peaceful countryside setting, with a mix of farmland and scattered dwellings, offering a quiet and attractive rural environment.







## DESCRIPTION

Roger Parry & Partners are delighted to offer to the market this versatile and well-maintained block of permanent pasture, extending in total to approximately 24.5 acres (9.9 hectares). The land is classified as Grade 4 under the Agricultural Land Classification.

The land is currently utilised for the grazing of both horses and cattle and is considered ideal for continued livestock use. It may also appeal to purchasers seeking amenity land or those wishing to explore diversification opportunities, subject to obtaining the necessary planning consents.

Situated just off the access track is a range of useful stabling and storage buildings, constructed of breeze block walls beneath corrugated metal sheet roofing. To the front of the buildings is a small corral/handling area, providing facilities for livestock or equestrian purposes.

The holding is divided into eight field parcels, enclosed by a combination of traditional stone walls and post and wire fencing, providing stockproof boundaries throughout. Each parcel benefits from access via metal five-bar gates, and the access track network intersects the land, allowing convenient vehicular access to the adjoining fields.

A natural water supply serves all of the improved field parcels.

The land may also be eligible for entry into environmental stewardship or sustainable land management schemes, subject to application and approval.

Birch Cottage benefits from a right of way over the access track through the land.

This is an excellent opportunity to acquire a compact yet versatile block of agricultural land in a convenient location, suitable for a variety of rural and lifestyle uses.

## WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

## PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

## SERVICES

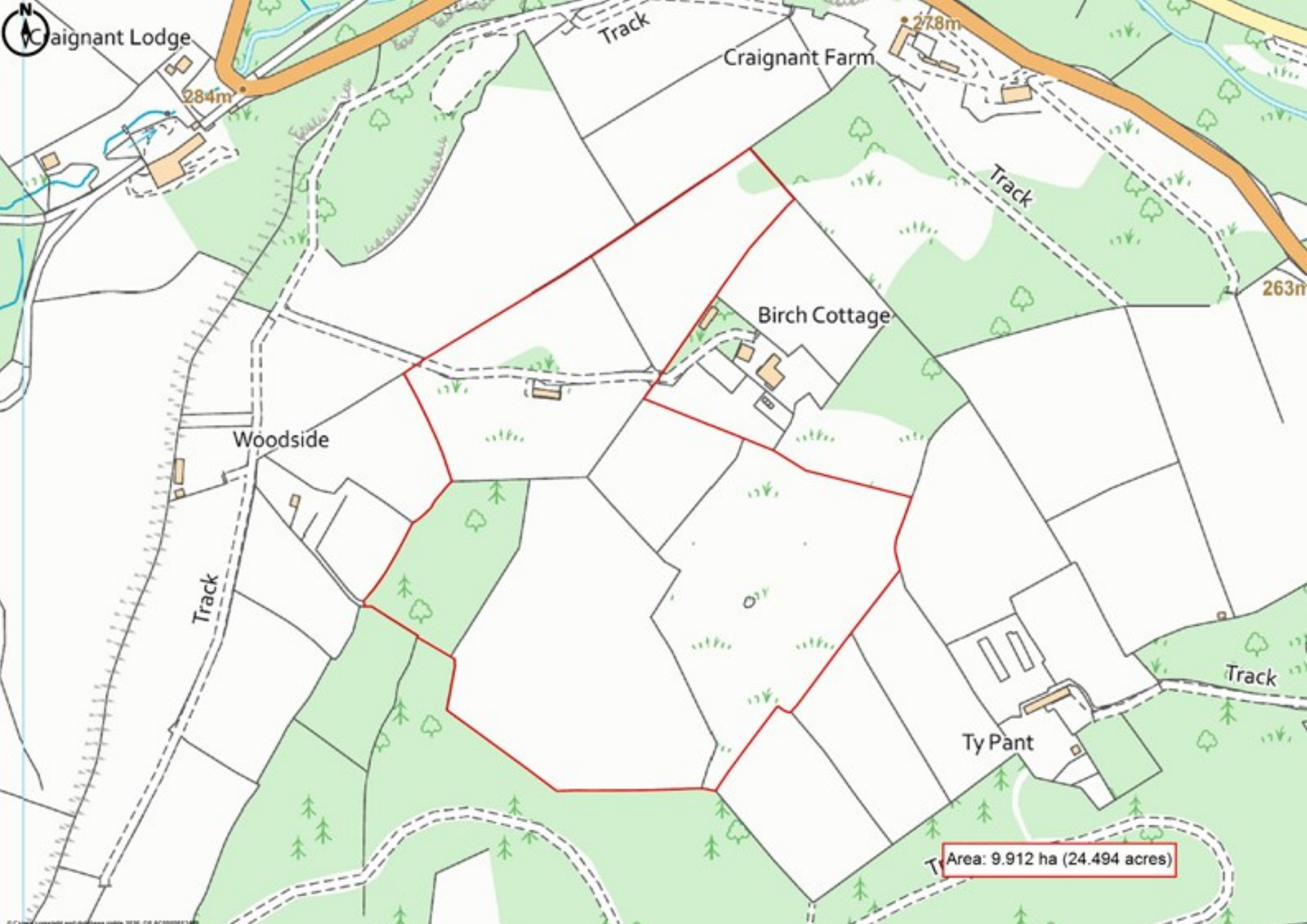
Private water supply  
Mains electricity available, requires connection  
EPC rating - NA

## LOCAL AUTHORITY

Shropshire County Council  
Council Tax Band - NA

## METHOD OF SALE

Private Treaty  
Freehold with vacant possession on completion



Craignant Lodge

284m

Track

Craignant Farm

278m

263m

Track

Birch Cottage

Woodside

Track

Ty Pant

Track

Area: 9.912 ha (24.494 acres)

## Directions

Proceed northbound out of Oswestry on Oakhurst Road, which then becomes the B4579. Continue for approximately 5 miles into Craignant, where an 'Offa's Dyke Path' wooden sign indicates a vehicle track on the left, signposted 'Selattyn Hill ¼ mile'. Take this track and continue for around 500 metres, then turn left up the drive towards Birch Tree Cottage. The land is located on both sides of the track.

What3Words ///purely.shepherdess.custom

## Viewing Arrangements

Viewing of the property is strictly by appointment only through:

Millie Home

**01691 655334**

Roger Parry & Partners LLP

Please contact our Head Office:

Mercian House, 9-10 Darwin Court,  
Oxon Business Park, Shrewsbury, SY3 5AL



*millie@rogerparry.net*



**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.