



Land at Cockhales, Morton, Oswestry, SY10 8BQ

A rare opportunity to acquire approximately 7.9 acres of Grade 2 agricultural land situated in Shropshire, close to the Welsh border.

KEY FEATURES

- Approximately 7.9 acres of good quality agricultural land
- Grade 2 agricultural land classification, recognised as highly productive and versatile
- Well-suited to arable production, grazing or equestrian uses
- Level land with boundaries comprising mature hedgerows and post and rail fencing
- Attractive setting with the Shropshire Union Canal forming part of the southern boundary
- Convenient location just 4 miles from Oswestry and 1 mile from the A483, providing easy access to wider road networks

Description

Roger Parry & Partners are delighted to bring to the market this useful block of arable land extending to approximately 7.9 acres (3.2 hectares). The land is classified as Grade 2 under the Agricultural Land Classification, denoting good quality, versatile land capable of supporting a wide range of crops and offers scope for a range of alternative uses.

The land lies in a level position and is currently included within a mixed arable rotation. With its accessibility and size, the property is equally well suited for conversion to grazing. The southern boundary is defined in part by the Shropshire Union Canal, providing both an attractive feature and a natural edge to the land.



Location

The land is conveniently located approximately 4 miles south of Oswestry in the village of Morton. It benefits from excellent road connections, situated directly on the B4396 and within 1 mile of the A483, providing straightforward access to Oswestry, Shrewsbury, Chester, and beyond.

Services

Prospective purchasers are advised to make their own enquiries in relation to the availability and connection of services and utilities to the land.

Local Authority - Shropshire Country Council

Wayleaves, Easements, and Rights of Way

The land is offered for sale subject to, and with the benefit of, all existing wayleaves, easements, rights of way, and other matters, whether specifically mentioned within these particulars or not.

Boundaries

Purchasers are deemed to have full knowledge of all boundaries. Neither the Vendor nor the Vendor's Agents will be responsible for defining ownership or boundary positions.

Tenure

The land is offered for sale freehold with vacant possession on completion.

Method of Sale

For sale by Private Treaty as a whole.



DIRECTIONS

From Oswestry, take the A483 towards Welshpool. After approximately 3 miles, turn left at the Llyncllys crossroads. Continue along this road for about 1 mile. The land will be located on the right-hand side, just past Lloyds Animal Feeds.

WHAT3WORDS ///went.thinnest.nuzzled

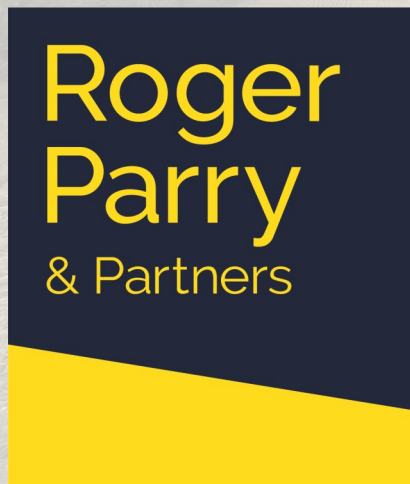
VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only.

Please contact Richard Corbett or Millie Hinds at our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

01691 655334



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.