





Glopa Wood, Old Racecourse, Oswestry, Shropshire, SY10 7HP

Guide Price: £150,000 (Available as a whole or in Lots)

Roger Parry & Partners are delighted to bring to the market this useful block of woodland extending to approximately 6.78 acres.

Glopa Wood is a gently sloping woodland with an easterly aspect, offering impressive views towards Oswestry. The land features a diverse canopy of mature trees and well-established tracks, making it ideal for nature walks, wildlife observation or quiet retreat.

Boundaries of the whole are defined with stockproof fencing, including post and rail with pig netting. The individual Lots can be identified by pathways splitting them up. The woodland is peaceful and private, yet easily accessible, making it a unique offering in the local market.

The woodland is conveniently located approximately 3 miles from Oswestry. It benefits from excellent road connections, situated 1 mile from the B4580 and 1 mile of the B4579, providing straightforward access to Oswestry, Shrewsbury, Chester, and beyond.

LOTS

Lot 1: 3 acres - £55,000

Lot 2: 1.9 acres - £45,000

Lot 3 1.9 acres - £50,000

Local Authority

Shropshire County Council

Services

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

Agents Note

There is a public footpath that runs across the very top corner of the wood and follows the northern boundary of Lot 1 before crossing in to the adjacent field. This can be seen on any OS map for clarity.

Viewing Arrangements

The vendors are happy for prospective buyers to visit the wood but we would ask that you contact the agent prior so that we can advise the vendor accordingly. There are no public footpaths crossing the woodland and of course woodlands can be treacherous and we ask that everybody visiting takes responsibility for their own health & safety and neither the agent nor the vendors can be held liable in the case of injury howsoever caused. Please advise the selling agents: Roger Parry & Partners LLP if you are going to walk the land.





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

Leasehold

Date: 15 April 1948

Term: 999 years from 25 March 1948

Rent: £45 per annum

Parties: (1) The Brogyntyn Estate Company, (2) The Minister of Agriculture and Fisheries

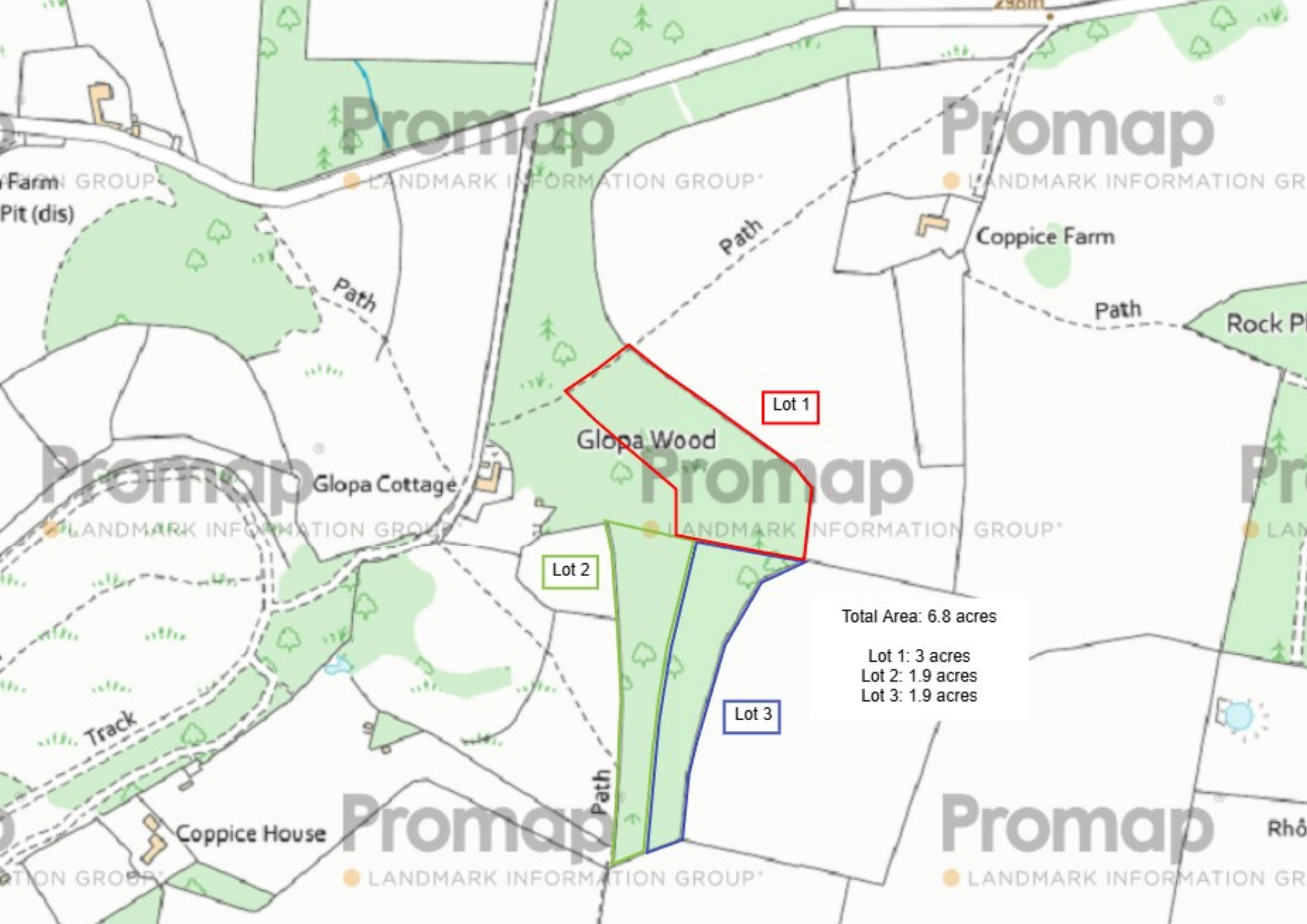


Method of Sale

For sale by Informal Tender as a whole or in Lots.

All offers must be submitted in writing to the selling agents.

Please note that the vendor reserves the right not to accept the highest or any offer.



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Coppice Farm

Glopa Cottage

Glopa Wood

Rock P

Lot 1

Lot 2

Lot 3

Total Area: 6.8 acres

Lot 1: 3 acres
Lot 2: 1.9 acres
Lot 3: 1.9 acres

Track

Coppice House

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Directions

From Oswestry, take the B4580 towards Rhydycroesau.

After approx. 2 miles, turn right at the crossroads signposted Ffordd Carreg-Y-Big. Continue for 0.5 mile, then take the first right. After 0.5 miles, park in the lay-by on the right. Walk up the track marked 'Wood Villa' until you reach the wooden gate entrance to Glopa Wood.

Woodland What3words [///crunchy.relax.nightfall](#)

Lay-by parking What3words [///grace.entrusted.dodging](#)

Please contact:

Roger Parry & Partners LLP

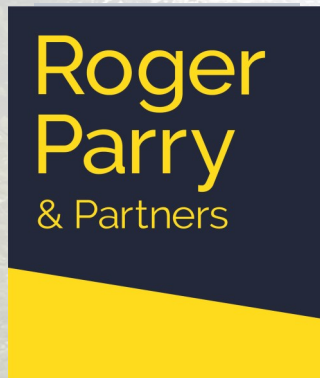
Please contact our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

Or

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

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.