





**Land to the North East of Ebnall Rhosygadfa, Oswestry, Shropshire, SY10 7BN
Offers In The Region Of £270,000**

Land to the North East of Ebnall is a 30.271 acre (12.25 ha) block of land situated to the south west of the Llangollen Canal. We are favoured with instructions to market this block of land which offers both amenity and wildlife potential, as well as use for agricultural grazing land.

Land to the North East of Ebnall is an attractive block of multi-purpose land with both amenity and natural capital value. Natural capital value adds non-timber activities such as carbon sequestration and biodiversity net gain potential opportunities which Land to the North East of Ebnall offers to cater for the increasing demand. The land benefits from full organic status and has been farmed organically for over 25 years. The land has opportunities through SFI options to add opportunities to your farm, along with carbon accounting for your farming business. Additionally there is potential for moorings along the adjoining Llangollen canal.



Description

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The 30.271 acre (12.25 ha) block of land which is currently leysed to grass. Being located adjacent to the Llangollen Canal owing to the nature of the views from this block of land. There is an access point to the South of the land which allows for vehicles to travel on the land. The land has opportunity to be used for grazing animals, as well as amenity and natural capital. Currently within a Countryside Stewardship Mid-Tier scheme which ends December 2024

Boundaries

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

Mineral Rights

Included within the sale.

Sporting Rights

Included within the sale.

Public Rights of Way

There are no public rights of way present on the property.

Location

The land is situated to the East of Rhosygadfa, 2.2 miles from Gobowen and 5.1 miles from Oswestry. All distances are approximate

What Three Words

subjects.dice.entrusted

Wayleaves, Rights & Easements

The land is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

Tenure and Possession

Freehold. Vacant possession will be given on completion subject to contract.

Viewing

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry and Partners. A set of particulars must be carried at all times when conducting the viewing. Please be aware of potential hazards within the woodland when viewing.

Local Authority

Shropshire County Council, Shirehall, Shrewsbury, SY2 6ND

Method of Sale

Land to the North East of Ebnall is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to whom offers should be submitted.

Offers

Offers are invited in the region of £270,000

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority:

Council Tax Band:

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: 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:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

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.