Roger Parry & Partners

4.14 acres of Land adjoining Little Grimmer, Minsterley, Shrewsbury, SY5 0DP

Land adjoining Little Grimmer, Minsterley, Shrewsbury, Shropshire, SY5 0DP
Price Guide £50,000

OFFERS BY INFORMAL TENDER BY MIDDAY ON 2ND APRIL - contact the agent for details Roger Parry & Partners have been favoured with the instruction to this block 4.14 acres (1.68 ha) of excellent grassland suitable for grazing and mowing.

The parcel is encompassed by a mature hedgerow and stock netting fence boundary. There is an access point through a gateway off the B4499.

DESCRIPTION
The land extends to 4.14 acres (1.68 ha). and is suitable for grazing and mowing. The parcel is encompassed by a mature hedgerow and stock netting fence boundary. There is one access point gateway off the B4499. The property benefits from mains water connection into a drinking trough.

The property is located near the large village of Minsterley and is in easy reach of the towns of Welshpool, Newtown and Shrewsbury.

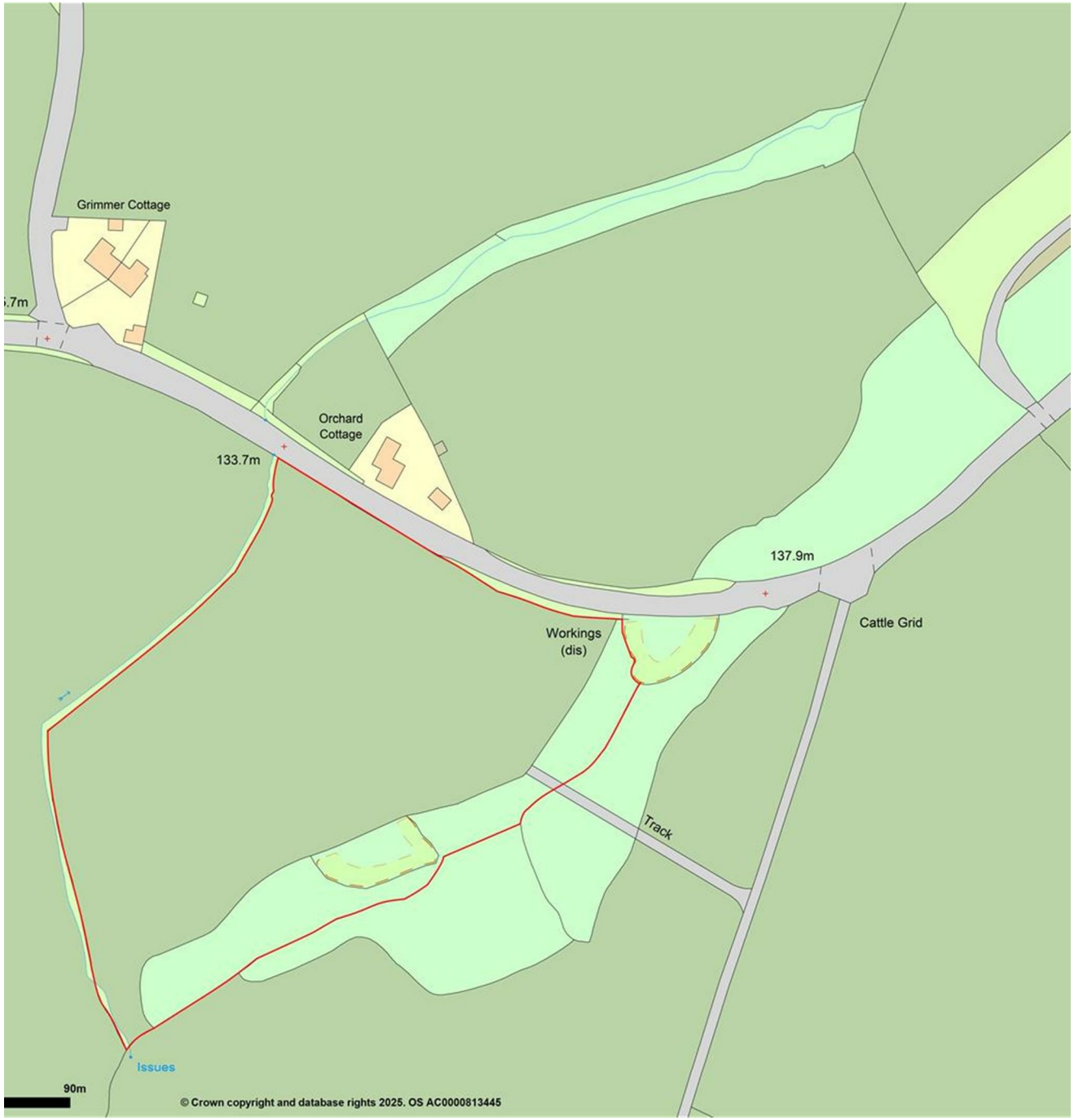
SERVICES
Mains water supply

METHOD OF SALE
For sale by private treaty

LOCAL AUTHORITY
Shropshire County Council

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.



Tenure: Freehold

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:

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Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

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 t o 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 s hould 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 b een 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.