



Roger Parry & Partners

**Development Opportunity at Llynclys
Hall Farm, Oswestry, SY10 8AD**



Development Opportunity at Llynclys Hall Farm

Oswestry | SY10 8AD - Offers in the region of £285,000

We have been favoured with kind instructions to sell by private treaty a range of former agricultural buildings with detailed planning permission for conversion to three residential units. Further land and buildings may also be available by separate negotiation with the potential for an extra residential unit.

TENURE

The land is sold Freehold and Vacant Possession will be granted on completion.

METHOD OF SALE

The land is offered for sale by Private Treaty.

PLANNING

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Further information can be found on the Shropshire Planning Portal: www.shropshire.gov.uk/planning using the following reference: OS/01/11811/FUL

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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.

VIEWING

Strictly by appointment only.

SITUATION

The development site is located in a convenient position off the A483 between Oswestry and Welshpool, offering excellent access to the Midlands, Wales and the national motorway network. The market town of Oswestry is approximately 10 minutes drive away.

DIRECTIONS

From Oswestry, follow the A483 towards Welshpool for approximately 2.5 miles. The property is located approximately 500 yards before Llynclys crossroads on the left hand side.



Roger Parry
& Partners

www.rogerparry.ne

Shrewsbury ~ Minsterley ~ Oswestry ~ Welshpool ~ Llanidloes
Sales ~ Planning ~ Valuations ~ Estate Management

Viewing of the property is by appointment only, please contact :

Oswestry Office—Tel: 01691 655334.

Address: The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU



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.