

Offers in Excess of £170,000

13.81 Acres (5.59 ha) Land at Aston,
Oswestry, Shropshire, SY11 4JQ

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For sale by Informal Tender. An excellent opportunity to acquire 13.81 acres (5.59 ha) or thereabouts of agricultural land situated off Chain Lane between Maesbury and Aston and is currently laid to grass suitable for mowing and grazing.

Method of Sale: For sale by Informal Tender, closing date Friday 20th March 2026 by 12:00 (Midday).

1. All offers should be based on the particulars of sale for the 13.81 Acres of Land at Aston, Oswestry, Shropshire, SY11 4JQ.
2. All offers should be submitted to the Agent's Ellesmere Offices by no later than 12pm on Friday 20th March 2026 in a sealed envelope or via email to ellesmeresales@bowen.uk.com. Envelopes should be marked '13.81 Acres of Land at Aston' to avoid accidental opening.
3. All offers must be on behalf of a named individual with copy of current photo I.D. provided, comprising UK Passport or Driving Licence.
4. All offers must be expressed in pounds sterling and must not relate to any other bid. One offer per individual buyer, no multiple bids. Bids received will be for a fixed sum and will be deemed to be individual purchasers 'final and best'. No escalating bids. No bids will be accepted after the time and date specified. No further negotiation

will be entered into after the deadline. It is recommended that offers be for an uneven sum to avoid the possibility of identical bids being received.

5. All offers should be submitted to the vendors as soon as possible. You will be notified of our clients' instructions as soon as we receive it.

6. Interested parties are advised that the acceptance of any offer is at the sole discretion of the vendors. The vendors are not bound to accept or decline any offer that is made.

Easements, Wayleaves & Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales brochure or not.

Town and Country Planning Act: The property notwithstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

Mineral and Sporting rights: This will be retained by the seller.

Plans: All plans used within this sales brochure are not to scale and are for identification purposes only. Any areas are estimated. Dimensions and site areas have been calculated using Promap.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



Buyers Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 1.5% plus VAT (Subject to a minimum fee of £1500.00 plus VAT) of the sale price achieved.

Tenure: We understand that the land is freehold subject to Vacant Possession upon completion.

Viewing and Further Information: The land may be viewed at any reasonable time during daylight hours as long as accompanied by a sale brochure. Neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Any person found to be causing damage will be prosecuted. Tender forms are available upon request from the selling agent, for further information please contact the Ellesmere office on (01691) 622534

Directions: From the Mile End roundabout at Oswestry follow the A5 towards Shrewsbury taking the right hand turn signposted Maesbury and Mile End Golf Club. Take the first left signposted for Maesbury and continue for about half a mile and the gateway is located on the right hand side.

What3words: ///enormous.cleanser.pods

