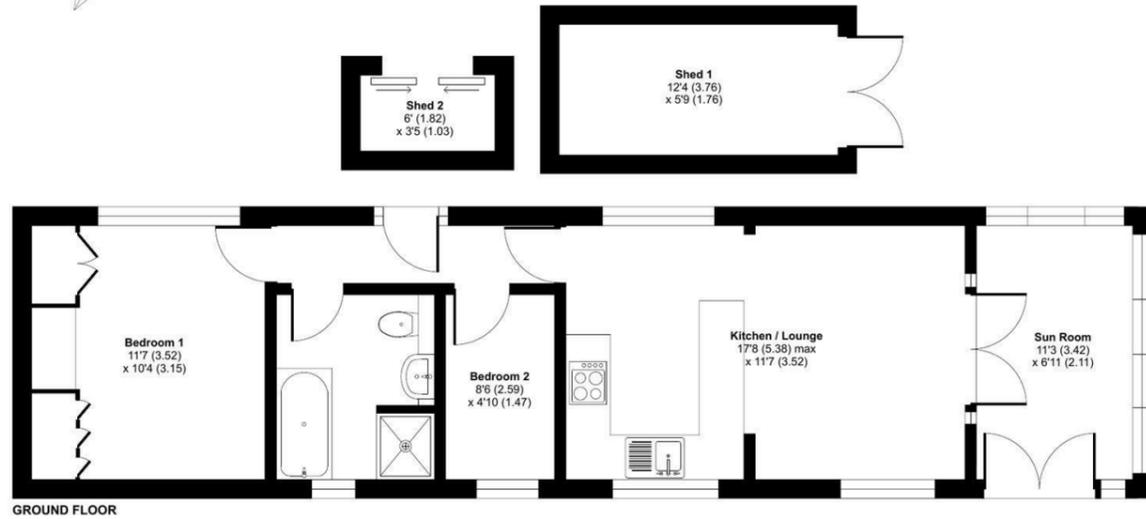


FOR SALE

14 Brookside Caravan Park, Kinnerley, Oswestry, SY10 8EL



Approximate Area = 546 sq ft / 50.7 sq m  
Shed 1 = 71 sq ft / 6.5 sq m  
Shed 2 = 20 sq ft / 1.8 sq m  
Total = 637 sq ft / 59 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1340184

FOR SALE

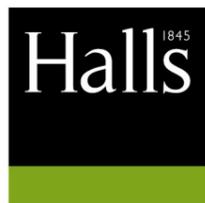
Offers in the region of £95,000

14 Brookside Caravan Park, Kinnerley, Oswestry, SY10 8EL

A charming two-bedroom park home offering light and versatile living with a sun room, open-plan kitchen and lounge, and private outdoor space. With driveway parking and useful storage sheds, it provides a peaceful retreat within the friendly community of Brookside Caravan Park in Kinnerley.

Energy Performance Rating

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 670320

Oswestry Sales  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry@hallsgb.com



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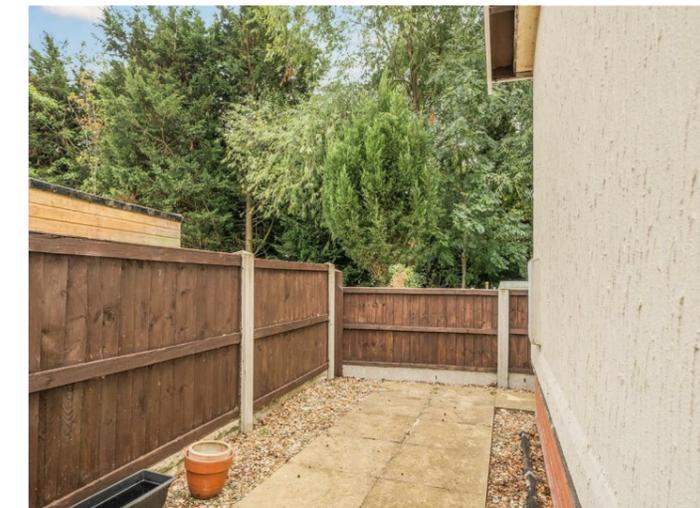
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-presented two-bedroom park home
- Open-plan kitchen
- Lounge with breakfast bar
- Sun room with garden outlook
- Driveway parking and two storage sheds
- Friendly development for the over 55's

**W3W**

///geology.flexibly.attracts

**DIRECTIONS**

From Oswestry, take the B5069 towards St Martin's and continue for around 1.9 miles. Turn right onto the A483 and follow for 1.6 miles. Turn left onto the B4396 and continue for approximately 3.5 miles. Turn right onto Kinnerley Road and follow for 1 mile, continuing straight onto Mountside and then onto School Lane. After 0.8 miles, turn left and the entrance to Brookside Caravan Park will be found on the left-hand side.

**SITUATION**

Brookside Caravan Park is an established development exclusively for the over 55s, offering a welcoming and peaceful community. It occupies an enviable position on the edge of Kinnerley, a sought-after and self-sufficient village with local amenities including a shop, primary school, church, and popular public house.

The location is ideally placed for commuters, with easy access to the A5/M54 motorway network, as well as the nearby market town of Oswestry and the county town of Shrewsbury, both offering a wider range of shopping, leisure, and transport facilities.

**SERVICES**

The property is understood to benefit from mains water, electricity and drainage, together with oil-fired central heating. None of these have been tested by Halls.

**TENURE**

We are advised that there is a monthly site fee of approximately £200 which includes land rent and water rates. The property is believed to be Freehold, although this should be confirmed by the purchaser's solicitor. Being a Park Home please be advised that the purchase will be a cash purchase only and has a minimum age restriction of 55. 12 months residency is permitted.

**LOCAL AUTHORITY**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

**COUNCIL TAX**

Council tax band - A.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

