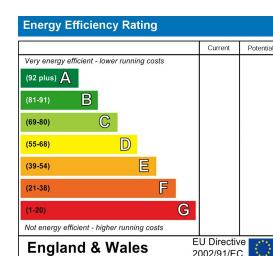


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1404530

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.

Energy Performance Rating



01691 670320

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



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Former Bones Works Maesbury Marsh, Oswestry, SY10 8JB

A rare and characterful former bone works offering an exciting self-build opportunity, with full planning consent for a four-bedroom dwelling. Set within approximately 0.28 acres, the site enjoys a unique canal-side position with single mooring rights and is offered with no Section 106 sale price restriction, presenting a distinctive opportunity to create a bespoke home in an attractive setting.



**DIRECTIONS**

From Oswestry, proceed south on the A5 towards Shrewsbury. After approximately 3 miles, turn right signposted for Maesbury Marsh and follow the lane through the village. Continue along the road, passing open countryside, and follow the lane as it leads towards the canal. The property will be found nearby, identifiable on approach.

SITUATION

Maesbury Marsh is a pleasant rural village set amidst open Shropshire countryside, located a short distance from the Welsh border and within easy reach of Oswestry. The area offers an attractive country setting with excellent access to walking routes and surrounding farmland, while nearby Oswestry provides a full range of everyday amenities, schooling and transport links.

SCHOOLING

The area is served by a range of schooling options, with primary education available locally in Maesbrook and nearby villages, including village primary schools in the surrounding rural area. Further primary provision is available in Oswestry, together with secondary education at The Marches School, which serves the wider locality. Independent schooling options are also available in Oswestry, including Oswestry School, offering education through to sixth form. The location is therefore well suited to families seeking a rural setting with access to a broad choice of education provision.

AUCTION/LEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

BUYERS REGISTER

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the land is sold before, at or after the Auction.

DESCRIPTION

The property comprises a former bone works, offering a rare and highly individual self-build opportunity set within an attractive semi-rural position. The site benefits from full planning consent for the construction of a four-bedroom dwelling, with approximately nine months remaining on the current permission. Importantly, the plot is offered with no Section 106 sale price restriction, providing flexibility for future resale.

Extending to approximately 0.28 acres, the site includes an allocated garden area and enjoys a particularly appealing setting adjacent to the canal, with the benefit of single mooring rights, adding a unique lifestyle element rarely found with residential building plots.

The existing brick-built structures and chimney stack reflect the site's industrial heritage and contribute to its distinctive character, while the approved consent presents an exciting opportunity to create a bespoke family home in a waterside setting, subject to the approved plans and remaining planning period.

W3W
///outermost.imperious.trackers

COUNCIL TAX

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VIEWINGS

Strictly by appointment with the selling agent.

PLANNING PERMISSION

Reference: 23/02975/FUL

***IMPORTANT* AUCTION ANTI-MONEY LAUNDERING REQUIREMENT**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.



0 Reception Room/s



0 Bedroom/s



0 Bath/Shower Room/s

