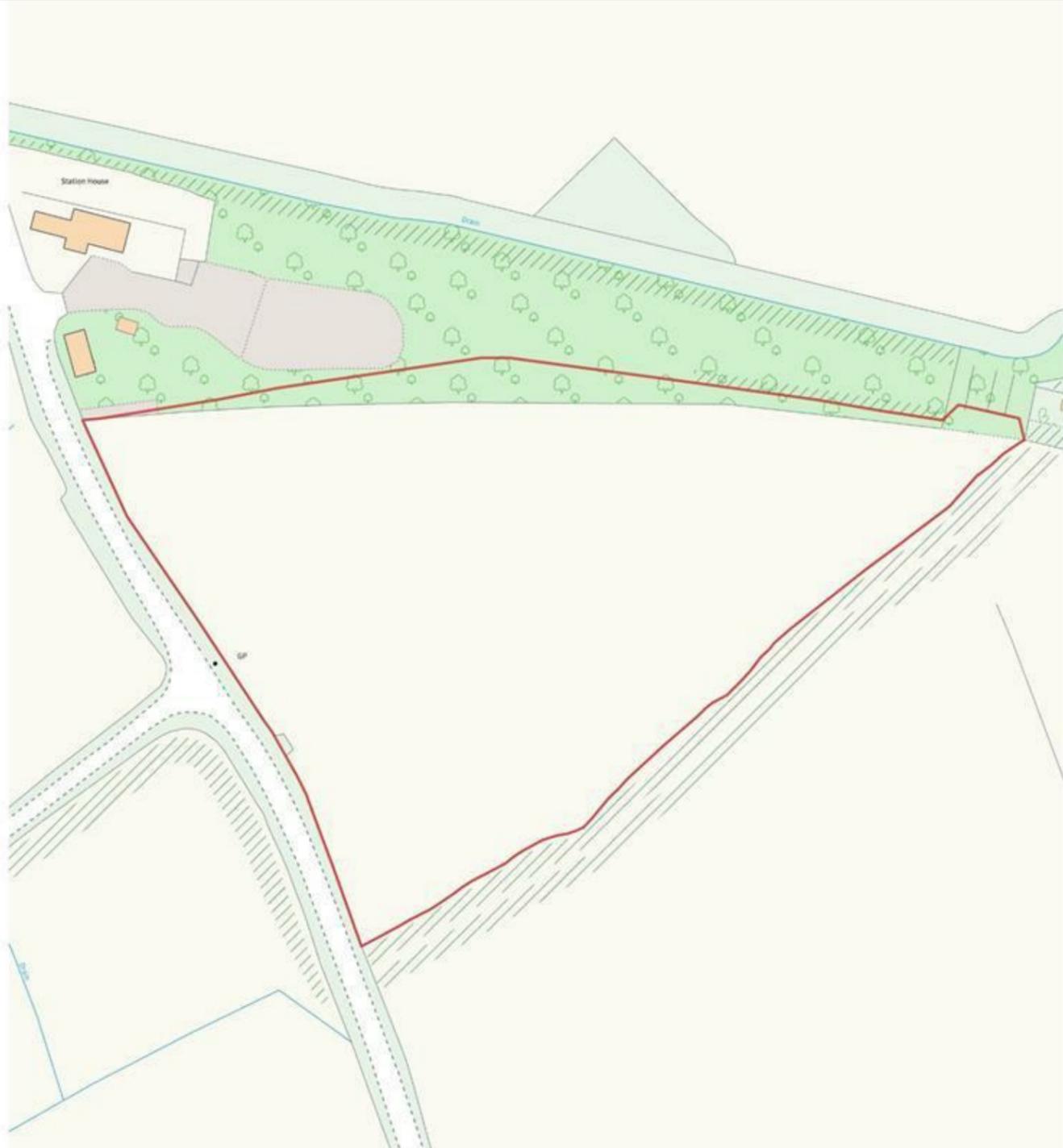


FOR SALE



Land at Railway Meadow, Maesbrook, Oswestry, Shropshire, SY10 8QG



FOR SALE

Auction Guide Price £35,000-£40,000

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Approximately 4.10 acres (1.66ha) of productive and versatile grassland located in a private, rural position near the village of Maesbrook. For sale by public auction on Friday 1st May 2026.



01743 450 700

Rural Professional Department

Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR  
Email: reception@hallsgb.com



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Maesbrook-0.4 miles, Llanymynech and Knockin- 2.5 miles, Oswestry- 6.5 miles, Shrewsbury- 12 miles

N.B. All distances are approximate

- Approximately 4.10 acres (1.66 ha)
- Permanent grassland, suitable for mowing and grazing
- Agricultural, equestrian or diversified uses
- Roadside access
- Private rural location, near village
- For sale by public auction on 1st May 2026

#### LOCATION AND SITUATION

The land is located a short distance from the village of Maesbrook, beside the council-maintained road leading to Haughton and Molverley and approximately 2.5 miles from the larger villages of Llanymynech and Knockin, both of which have a good range of local services including schools, shops, takeaway restaurants, post offices, and public houses.

What3words: ///refuse.committed.publisher

#### DESCRIPTION

The land extends to approximately 4.10 acres (1.66 ha) of level, good-quality mowing and/or grazing land, which is located beside the former Maesbrook railway line and has good access via a single gateway off the council-maintained Maesbrook to Haughton/Molverley road.

The land is in good condition and has potential for agricultural and equestrian uses, or diversified uses (subject to planning consent, if required).

The boundaries comprise well-maintained hedgerows, and the land has a mains water supply.

#### SERVICES

We understand the land is connected to a metered mains water supply which feeds a single trough at the centre of the field.

#### NITRATE VULNERABLE ZONE

The land is located in an NVZ.

#### LOCAL AUTHORITY

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, England SY3 8HQ

#### VIEWING

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand

#### RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

#### BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

#### PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

#### TENURE

We understand the land is of freehold tenure and vacant possession will be given upon completion.

#### METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### CONTRACTS AND LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors' solicitors: Mr Matthew Bowering, Lanyon Bowdler Solicitors, Chapter House North, Abbey Lawn, Shrewsbury, SY2 5DE, Tel: 01743 290795 or email: matthew.bowering@lblaw.co.uk, or at Halls Head Office, Shrewsbury (Tel: 01743 450700), prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### MONEY LAUNDERING REGULATIONS

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](http://www.hallsgb.com/aml-requirements).

#### BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyer's 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.

#### GUIDE PRICE/RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property/land will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

#### AGENTS

Louise Preece BSc (Hons) MRICS FAAV- [louise@hallsgb.com](mailto:louise@hallsgb.com)

