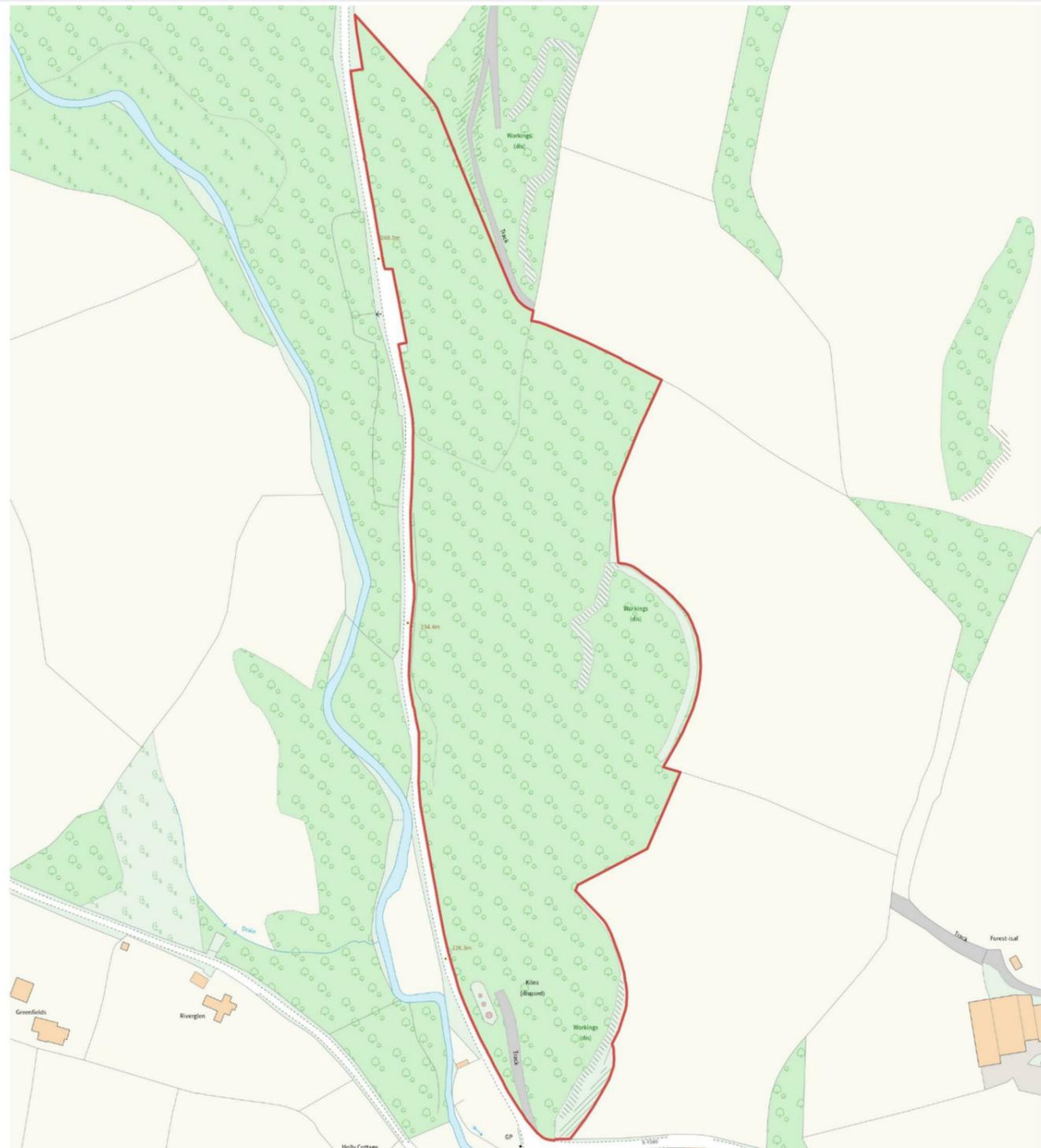


FOR SALE

Woodland at Llawnt, Llawnt, Oswestry, Shropshire, SY10 7PR



FOR SALE

Auction Guide Price £40,000-£45,000

Woodland at Llawnt, Llawnt, Oswestry, Shropshire, SY10 7PR

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Approximately 11.16 acres (4.52ha) of mixed broadleaf woodland located in a private, rural position near the market town of Oswestry. 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  
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Oswestry – 2.5 miles Llansilin – 3.2 miles  
N.B. All distances are approximate

- Approximately 11.16 acres (4.52ha)
- Mixed broadleaf woodland
- Historic interest
- Roadside access
- Peaceful rural location within close proximity to amenities
- For sale by public auction on 1st May 2026

#### LOCATION & SITUATION

The woodland is located close to the Welsh border in the rural hamlet of Llawnt, just 2.5 miles from the market town of Oswestry which has an excellent range of services, facilities and amenities.  
What3words/// proper.pursue.marmalade

#### DESCRIPTION

The woodland comprises approximately 11.16 acres (4.52ha) of mature and semi-mature, predominantly broadleaf tree species, interspersed with self-set trees and ground-level scrub.

The woodland also has some historic interest, being the site of two long-disused (presumably limestone) quarry holes, together with two disused limekilns, one of which is Grade II Listed. The listing describes the limekiln as an early 19th Century arched structure of roughly coursed limestone rubble construction, and it makes for a most-interesting feature to the land and locale.

Access to the woodland is taken off the council-maintained Llawnt to Selattyn road, where a short track then leads to a small clearing.

The sale of the woodland presents a rare opportunity to purchase an intriguing corner of England, with a multitude of potential uses.

#### SERVICES

We understand that there are no services currently connected to the land.

#### LOCAL AUTHORITY

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

#### VIEWING

Viewings are unaccompanied but we do ask that a prior appointment is made for health and safety reasons. Viewers must exercise caution during viewings as the terrain is uneven.

#### 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 woodland 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: Megan Price of FBC Manby Bowdler, Juneau House, Sitka Drive, Shrewsbury Business Park, Shrewsbury Tel: 01743 266276 or email: [megan.price@fbcmb.co.uk](mailto:megan.price@fbcmb.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 sellers 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)

