



Halls¹⁸⁴⁵

WOODLAND AT LLAWNT LLAWNT

OSWESTRY | SHROPSHIRE | SY10 7PR

****Auction guide price £40,000-£45,000****

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 24th July 2026

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KEY FEATURES & DETAILS

- 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 24th July 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 sale of the woodland presents a rare opportunity to purchase an intriguing corner of England, with a multitude of potential uses. It 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.

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 24th July 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, 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.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium. This is additional to the purchase price, is payable on the day of the auction, and is price structured as follows:

Sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT.

Sale price of £24,999 or less: fixed fee of £2,000 plus VAT.

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.

BIDDING ON BEHALF OF ANOTHER PERSON

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.





Thinking of selling your land or buildings? We would be delighted to provide a free, no-obligation market assessment of your land or buildings. Please contact your local Halls office to arrange an appointment.

Do you require planning and development advice? Halls has a dedicated Planning & Development Team offering expert advice on promotion, planning strategy and development potential. Further information is available via our website at www.hallsgb.com.

Do you require finance or funding advice? We are able to recommend an independent financial advisor, authorised and regulated by the Financial Conduct Authority (FCA). Details can be provided upon request.

Do you require rural professional advice? Our Rural Professional team provides independent expertise on agricultural land, estates, and rural assets, including land management, valuations, tenancies, diversification opportunities, environmental schemes and more. Details can be provided upon request.



BATTLEFIELD SALES

Halls Holdings House | Shrewsbury | Shropshire | SY4 3DR

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.