

# Roger Parry & Partners



**Unit, The Waen, Nr Knockin, Oswestry, Shropshire, SY10 8HR.**

**No Chain - Inspection Recommended**

**Price upon application**

A superb opportunity to purchase a modern single storey detached industrial/warehouse unit (approx. 2400 square feet) with office and toilet together with large yard and car park. Awaiting EPC. All enquiries please call Oswestry (01691) 655334.

 Detached Industrial/Warehouse unit

 Fully self-contained

 Approx. 2400 square feet

 Large Yard and Car Park

 With Office and Toilet

 Awaiting EPC

**The Estates Office, Salop Road, Oswestry, SY11 2NU**  
**Phone: 01691 655334 Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)**  
**[www.rogerparry.net](http://www.rogerparry.net)**

Interior



Office and Toilet





## Yard and Car Park



## Access





### Situation

The property is located a short distance from the popular village of Knockin and approximately 6 miles from the popular market town of Oswestry with excellent road links via the A5 and A483 road networks to the North West, Midlands and Mid Wales.

### Services

It is believed that mains electric and water are available

### Tenure

We understand that the property is to be sold Freehold with vacant possession upon completion although prospective buyers should make their own enquiries through their solicitor.

### Wayleaves, Rights of way and Easements

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements, whether previously referred to or not and to the provisions of any town planning scheme, agreement, resolution or notice, development plan or tree preservation order which may or may come to be in force and also subject to any statutory provision or bye-law without obligation on the part of the Vendor or the selling Agent to specify them.

### Method of Sale

The property is being offered for sale by private treaty.

### Directions

From Oswestry proceed through the village of Maesbury and continue turning left at the T Junction towards the village of Knockin. Before the village take the right turning sign posted Maesbrook and continue where the property will be observed on the left-hand side as identified by our For Sale board.

## Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**,  
no obligation market valuation

Hogstow Hall  
Minsterley  
Shrewsbury  
SY5 0HZ  
Tel: 01743 791336  
Fax: 01743 792770  
Email: mail@rogerparry.net

Welsh Bridge  
165 Frankwell  
Shrewsbury  
SY3 8LG  
Tel: 01743 343343  
Email: shrewsbury@rogerparry.net

1 Berriew Street  
Welshpool  
SY21 7SQ  
Tel: 01938 554499  
Email: welshpool@rogerparry.net

The Estates Office  
20 Salop Road  
Oswestry  
SY11 2NU  
Tel: 01691 655334  
Fax: 01691 657798  
Email: oswestry@rogerparry.net



**RICS**



PrimeLocation.com

**rightmove**  
The UK's number one property website

**Zoopla**  
Property Group

#### Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.