



Land at Ty Canol, Tafolwern, Nr Llanbryn-mair, Powys, SY19 7DS

An excellent opportunity to acquire 144.55 acres (58.50 hectares) of upland pasture located within one ring fence. Accessed off a Council maintained highway, the land is ideal as permanent pasture for grazing all classes of livestock. It is naturally watered and there is some deciduous and coniferous woodland.

In addition to its appeal for agriculture, the land also provides potential for natural capital, carbon sequestration, bio-diversity enhancement and woodland creation opportunities.

The land is for sale by Informal tender with receipt of forms to be received by the Rhayader office of Clare Evans & Co by 5pm on Wednesday 14th June 2023.

Informal tender Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



Situation

Located in the northern fringes of the Cambrian Mountains, in an intensely rural and noted livestock farming area, the land rises from 110m to 365m (350ft to 1200ft) and overlooks the village of Tafolwern and across to nearby Llanbrynmair.

The Land

A block of upland pasture extending to 144.55 acres (58.50 hectares).

The land is undulating in nature with some steep slopes to the south western boundary and to the north western boundary where there is a ravine. The undulating nature of the land in places, along with outcrops of trees provide some shelter for sheep and cattle in the winter. We are advised that some of the mid level land has been used for harvesting forage in previous years.

There is a post and wire fence around the boundary.

Access

Access to the land is from the council maintained highway from Tafolwern village.

Designation

The land is located in the UNESCO Dyfi Biosphere Reserve.

Ingoings

The Land is sold free from ingoings.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Timber

Any standing timber is included in the sale.

Basic Payment Scheme (BPS) Entitlements

We are advised that the land is registered with Rural Payments Wales. No BPS entitlements will pass with the sale of the land.

Authorities

Local Authority: Powys County Council Tel 01597 826000

Welsh Government: Rural Payments Wales, 0300 062 5004

Easements, Wayleaves and Rights of Way

The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Tenure

Freehold with vacant possession on completion.

The property is held under the title number WA897685.

Services

Natural water supplies.

Method of Sale

The land is offered for sale as a whole by Informal Tender. Informal Tenders must be completed on the Agent's Informal Tender document only and must be completed and signed. The Informal Tenders and any associated documentation are to be placed in a sealed envelope marked 'Private and Confidential' and 'Tender for Land at Ty Canol' received at Clare Evans & Co's



Rhayader office no later than 5 pm on Wednesday 14th June 2023.

The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date.

Viewing

The Agent is to be advised of all intended viewings in advance.

When viewing, prospective Purchasers are asked to respect the land and take care when parking.

Please be respectful of any livestock and make certain to shut all gates securely.

What3Words

///hawks.scooter.vent

Directions

Please contact the Agents for specific directions to the land.

Important Notice

Clare Evans & Co, for themselves and for the Vendor of this property give notice that:

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of

an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.

2. Clare Evans & Co has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.

3. Neither Clare Evans & Co nor any of their employees has the authority to make or give any representation or warranty whatsoever in relation to the property

4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate.

Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Local Area

Tafolwern is a pretty hamlet just outside the village of Llanbrynmair in northern Powys. It is located just off the picturesque A489 road that passes from Newtown in the east to the West Wales coast at Aberdyfi.

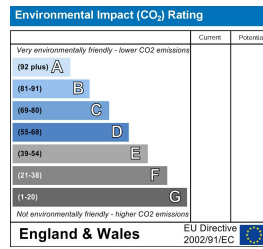
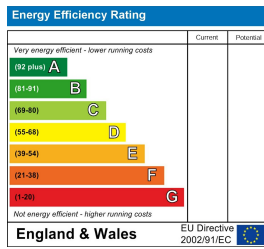
Llanbrynmair provides a primary school, shop, cafe, playbarn/attraction, chapel and church. Secondary schools are available in Llanidloes, Machynlleth and Llanfair Caereinion.

A multitude of activities are available locally and include salmon, trout and sea fishing, golf, horse-riding, badger and bird watching (red kite country). There are fabulous unspoilt and uncrowded sandy beaches with coastal and inland sailing nearby. There are many breathtaking walks, mountain biking trials in the area.

The nearest railway stations are at Machynlleth (8.5 miles) and Caersws (10 miles) which provide west bound access to the glorious West Wales coast, whilst the east bound route goes to Shrewsbury and Birmingham with much wider onward connections to London and beyond.

Agent's Note

Any plans used in the preparation of these



details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Health and Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

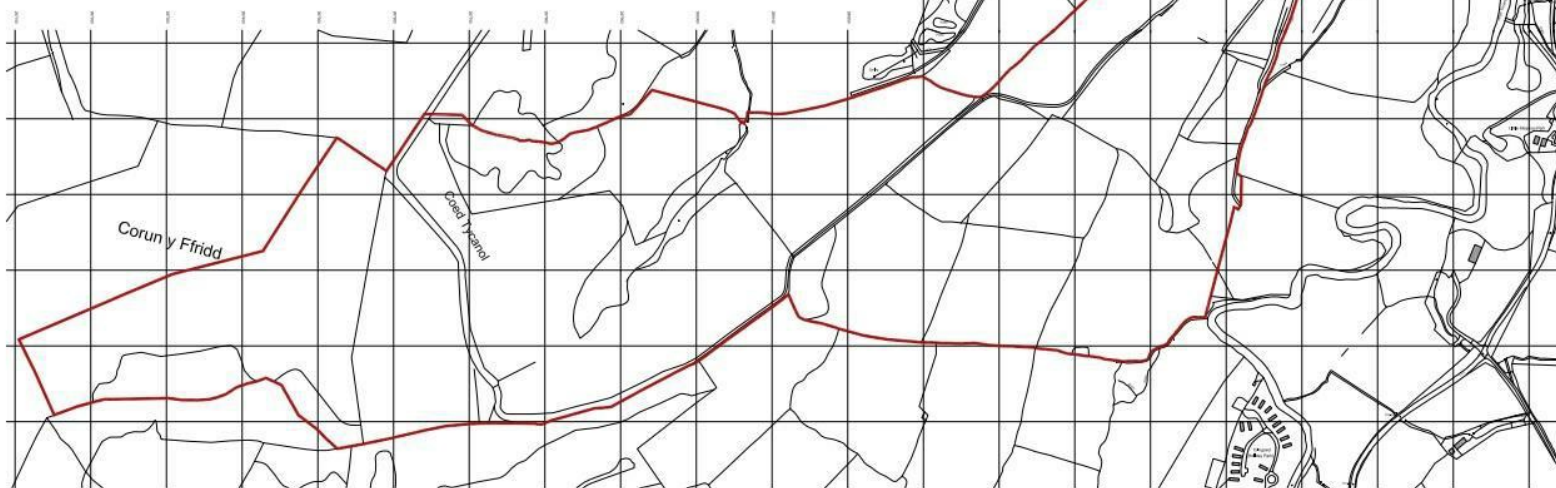
Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

DRAFT 2806925423

Land at Ty Canol, Tafolwern for Identification Purposes Only (144.55 acres)

LAND REGISTRY PLAN
0 50 100 150 200 250



Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.