



J. Bradburne Price & CO ~ EST. 1902 ~
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~ VALUERS & ESTATE AGENTS ~

LOWER LLEGODIG
Abermule, SY15 6JY



LOWER LLEGODIG
Abermule, Powys, SY15 6JY
Guide Price £400,000



An excellent opportunity to acquire a smallholding with potential

- Four bedroom, detached, period farmhouse with features, exposed beams and slate/tiled floors
- Requiring some modernisation and refurbishment following a flood nearly two years ago
- 7.7 acres (3.11 hectares) of land in total
- Outbuildings which include timber-framed and general purpose steel-framed buildings
- Stock-fenced pasture with vehicular access

For Sale by Private Treaty

Joint Selling Agents:

J Bradburne Price & Co and Nock Deighton Agricultural

J Bradburne Price & Co
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Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

An excellent opportunity to acquire a smallholding, suitable for a variety of uses, with a range of facilities and offering potential for refurbishment

DESCRIPTION

The property presents an opportunity to acquire an existing smallholding, extending to approximately 7.70 acres (3.11 hectares) in total. The detached, period farmhouse requires some modernisation and updating however it offers potential as it features spacious accommodation. Features include slate and tiled floors, feature fireplaces, exposed beams and a conservatory. The property is sold freehold and there is no onward chain.

DWELLING

The property is constructed of brick beneath a slate roof, with dormer windows. It benefits from a kitchen, dining area, utility room, sitting room, lounge, hallway, family room and downstairs bathroom. Upstairs comprises of four bedrooms and a family bathroom. There are UPVC leaded windows throughout.

SERVICES

Mains electricity is connected to the property. Shared private water supply from a well. Oil fired central heating, the boiler has not been tested since water entered the property. Drainage is via a private septic tank.

THE LAND

The property, extending to approximately 7.70 acres (3.11 hectares) in total. The land is predominantly level or gently sloping in nature and has been utilised for both grazing and conserving of forage. The fields are split into small pastures and there is stock fencing throughout.

The property benefits from useful outbuildings, including a timber-framed building (about 130m²) with concrete floor and a steel-framed building (about 390m²) with concrete floor. Lighting and power are installed to the buildings but the overhead cable from the house needs to be reconnected. Both outbuildings are suitable for the storage of machinery, feedstuff and fodder or for livestock housing.

COUNCIL TAX

Powys County Council Band G

EPC

Band E





DIRECTIONS

The property is situated off the A483 in between Newtown and Welshpool. From Newtown head northeast on Pool Road and then join the A483. Continue for about 2.8 miles, past Abermule then turn right onto the B4386. Proceed for 1.3 miles and then turn left onto the private road, go under the railway bridge and the property is on the left hand side.
What3words: diplomat.king.arose

TENURE & POSSESSION

The property is freehold with vacant possession upon completion.

METHOD OF SALE

Offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

Insofar as they are owned, these are included within the sale.

VIEWING

Strictly by prior appointment with the Selling Agents and with a copy of these sales particulars to hand.

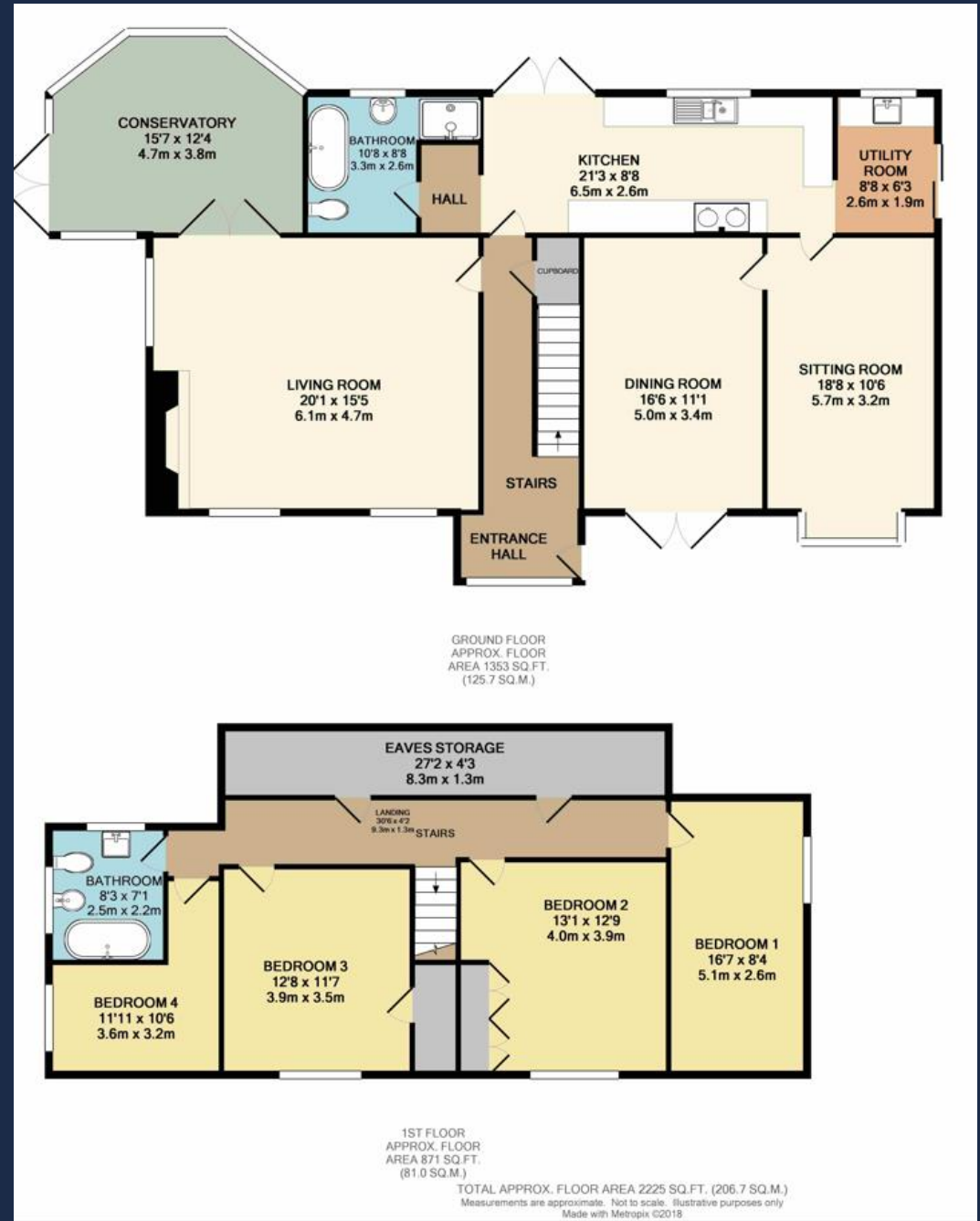
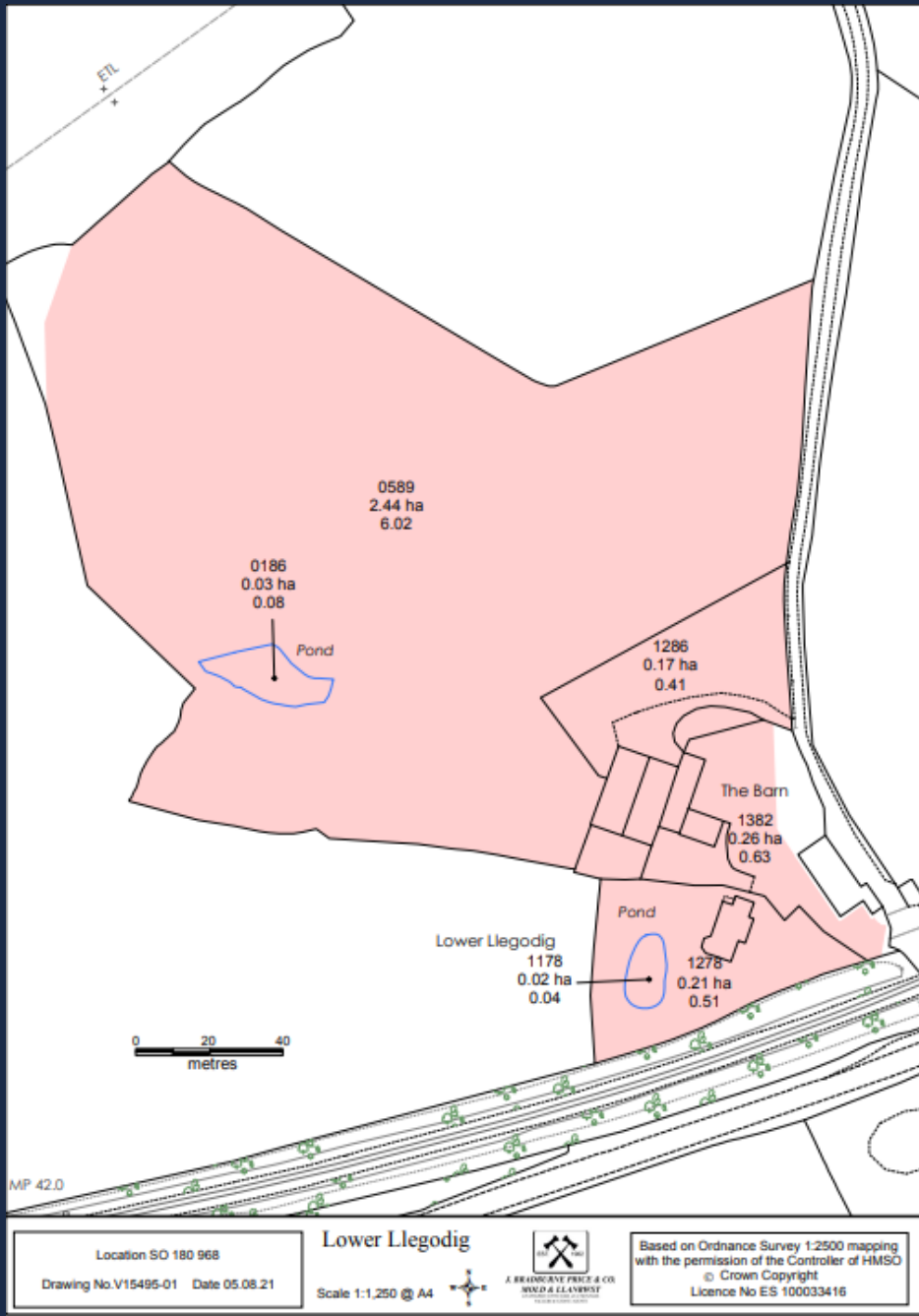
AGENTS' NOTES

During the extreme weather in 2022 water entered the ground floor of the property, however the property does not regularly flood.

Some of the photographs used in the sales particulars were taken in 2022.

The property is being marketed jointly by Nock Deighton Agricultural LLP and J Bradburne Price and both firms have a financial interest in this property.





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