



**Land lying to the South of Brynmawr, Llanerfyl, Welshpool, Powys, SY21 0JQ**

**Approximately 40 acres of pasture land**

**FOR SALE BY PRIVATE TREATY**

**As a Whole**

**Guide Price £120,000**

**Tel: 01938 555552**

# FOR SALE

FOR SALE BY  
PRIVATE TREATY  
GUIDE PRICE £120,000



**40 acres of Land**

Approximately 40 acres of pasture land/rough grazing ideally suited to being planted with trees

## **General Remarks**

Halls have been favoured with kind instructions from Mr and Mrs Davies to offer this block of pasture land for sale by Private Treaty as it has now become surplus to their requirements and it is thought to be ideally suited for planting trees

## **Situation**

The land is situated approximately 4.8 miles to the South West of the nearest village of Llanerfyl, 10 miles West of the town of Llanfair Caereinion and approximately 19 miles to the West of the larger town of Welshpool. The land is accessed off the Council maintained road-way via a rights of way across the land owned by the Vendors of this land





### **The Land**

The land is in one block, is accessed via a right of way from the Council maintained roadway and is down to permanent pasture. It is described as being "slowly permeable, wet, very acid upland soil with a peaty surface and peaty or humose loamy texture." The habitat is described as Grass Moor and some heather with flush and bog communities in wetter parts.

The land use is described as being that of moorland, rough grazing and forestry. Land Classification is Grade 5.

### **Boundaries and Fences**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agents will be responsible for defining ownership of the boundaries, hedges or fences. The purchaser of the land will be required to erect a fence between points A, B and C on the plan shown above within 3 months after completion.

## **Planning**

The land will be sold subject to any development plan, Tree Preservation Order, Town Planning Schedule, Resolution or Notice which may be, or may come to be in force, subject to any road widening or improvement scheme, land charges of statutory provisions or bye laws without any obligation on the Vendors or their agents to specify them

## **Water**

The land is served by natural water supplies

## **Basic Payment Entitlements**

The land is sold without Basic Payment Entitlements

## **Rights of Way, Covenants and Easements**

The land has a right of access over the land to the North. The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sales particulars or not.

## **Tenure/Land Registration**

The land is of freehold tenure. The land is registered with the Land Registry. Title Number: CYM300687

## **Method of Sale**

The land will be offered for sale by Private Treaty in one lot. The agents, on behalf of the vendors reserve the right to alter or divide the property at any time prior to a sale



**Access**

Postcode: SY21 0JQ.

What3words reference: cautious.coaching.tasteful

See Location Plan attached

**Viewing**

The land may be viewed by prospective purchasers at any reasonable time during daylight hours with a set of these particulars. Please make sure that you shut any gate that you have opened

**Local Authority**

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

**Guide Price**

£120,000

**Sole Agents**

Halls

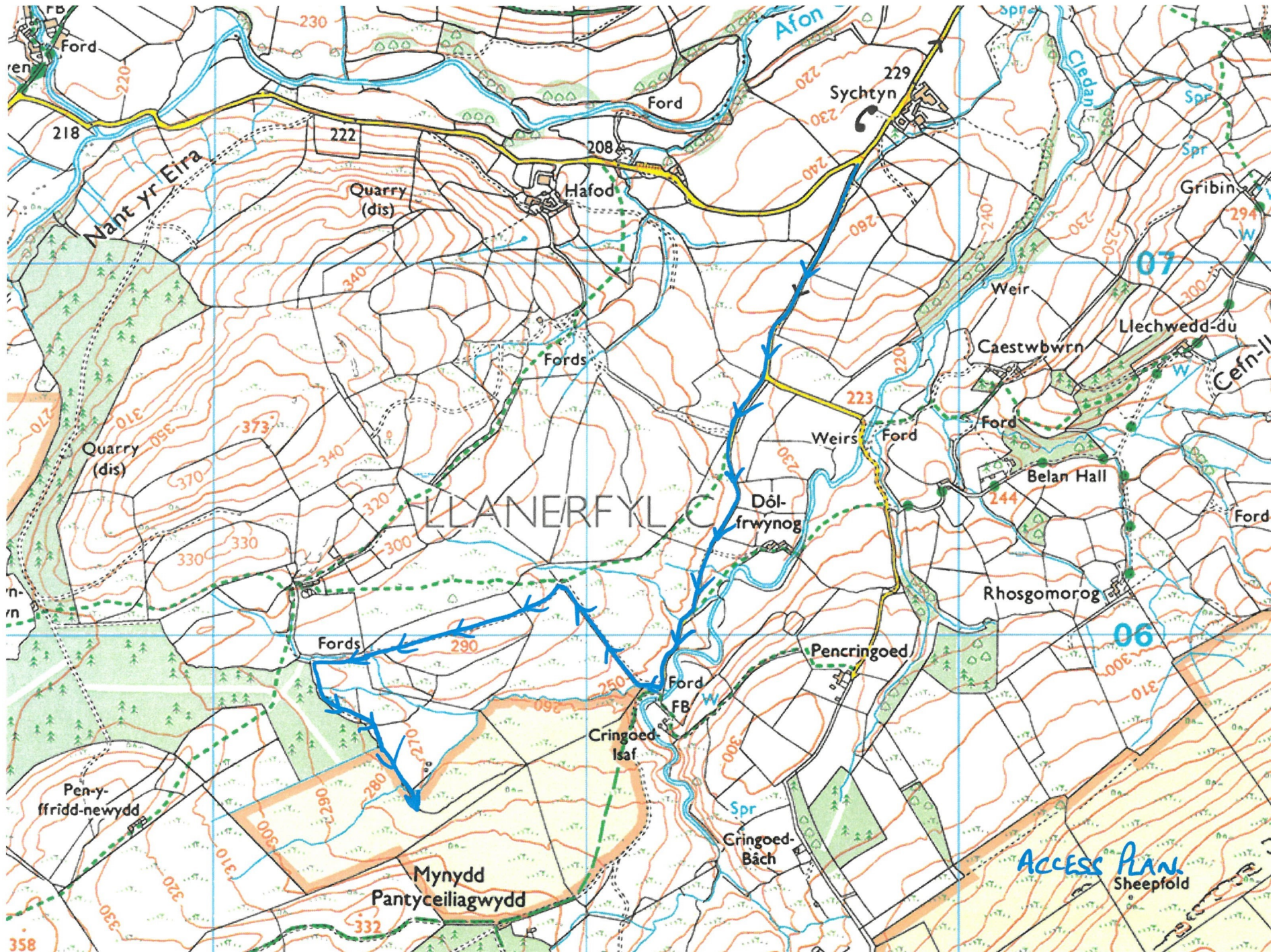
14 Broad Street, Welshpool, Powys, SY21 7SD

Tel: 01938 555552

Email: jamese@hallsgb.com







# FOR SALE by Private Treaty



**Halls**<sup>1845</sup>

**01938 555 552**

**14 Broad Street, Welshpool, Powys, SY21 7SD**  
**Tel: 01938 555 552**  
**Email: jamese@halls.gb.com**

[halls.gb.com](http://halls.gb.com)

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in



RESIDENTIAL | FINE ART | RURAL PROFESSIONAL | AUCTIONS | COMMERCIAL