



Land at Argoed Hill, Churchstoke, Montgomery, Powys, SY15 6TN

£300,000

FOR SALE



For Sale

Halls have been kindly favoured with instructions by the Executors of The Late Mr Dennis Fletcher to offer this useful block of upland pasture land for sale by Private Treaty following his passing. The Land is set in a glorious unspoilt rural location in the parish of Churchstoke in the Sub County of Montgomeryshire in Powys.

The Land is fenced and is divided into 4 main enclosures, it extends in all to approx 63.36 acres and comprises just under 43 acres of pasture with a further 20 acres of woodland and dingle. It ranges from about 330 meters (1082 ft) above sea level up to 390 meters (1280 ft) at its highest point.

Situation

The land is situated approximately 2.6 miles from the nearest village of Sarn, 7 miles from Montgomery, 9.2 miles from Newtown and 17 miles from Welshpool.

What3words reference: ///fixated.thatched.exams

Rural Land Register

The land is registered on the Rural land register with Rural Payments Wales and entitlements have been claimed on the land. There will be no entitlements included with the sale of the land.

**Water**

The land has the benefit of Natural Water supplies from a stream that runs through it.

Tenure

The land is being sold with Freehold tenure and vacant possession will be available upon completion.

Land Registration

The land is registered with the Land Registry under title number CYM161374 - Land at Churchstoke Montgomery.

Sporting Rights

The sporting rights are in hand and will pass with the freehold.

Rights of Way, Wayleaves and Easements

The land 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, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendors nor their Agents will be responsible for detailing any ownership of boundaries, hedges or fences. They will however, provide whatever assistance they can to ascertain the ownership of the same.

- 63.36 acres of Upland Pasture and Woodland/Wildlife Land
- Natural Water Supply
- Woodland and Wildlife/Conservation Areas
- Ideally Suited for Cattle and or Sheep
- Glorious Rural Location





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 widening or improvement scheme, land charges and statutory or provisional by-laws, without any obligation on the vendors to specify them.

Nitrate Vulnerable Zone

The land is situated in a nitrate sensitive zone

Schedule of Acreage

See attached.

Access

There are two access gates off the Sarn to Bishops Moat road.

Money Laundering

Please be aware that if your offer is successful, we are required under the money laundering, terrorist financing and transfer of funds (information to the Payer Regulations 2017) to hold on our records, copies of documents that confirm your identity and source of funds.

Directions

From Montgomery: Take the B4385 road towards Bishops Castle. Proceed for 2.9 miles and then turn right onto the A489 towards Kerry and Newtown. Proceed for 0.5/ miles turn left signed Bachelldre Mill. Follow the road bearing right and then left and after 1.8 miles turn right up a steep hill. Proceed to the top for 1.1 miles and turn left. After 0.1/mile, the land is on the left hand side.

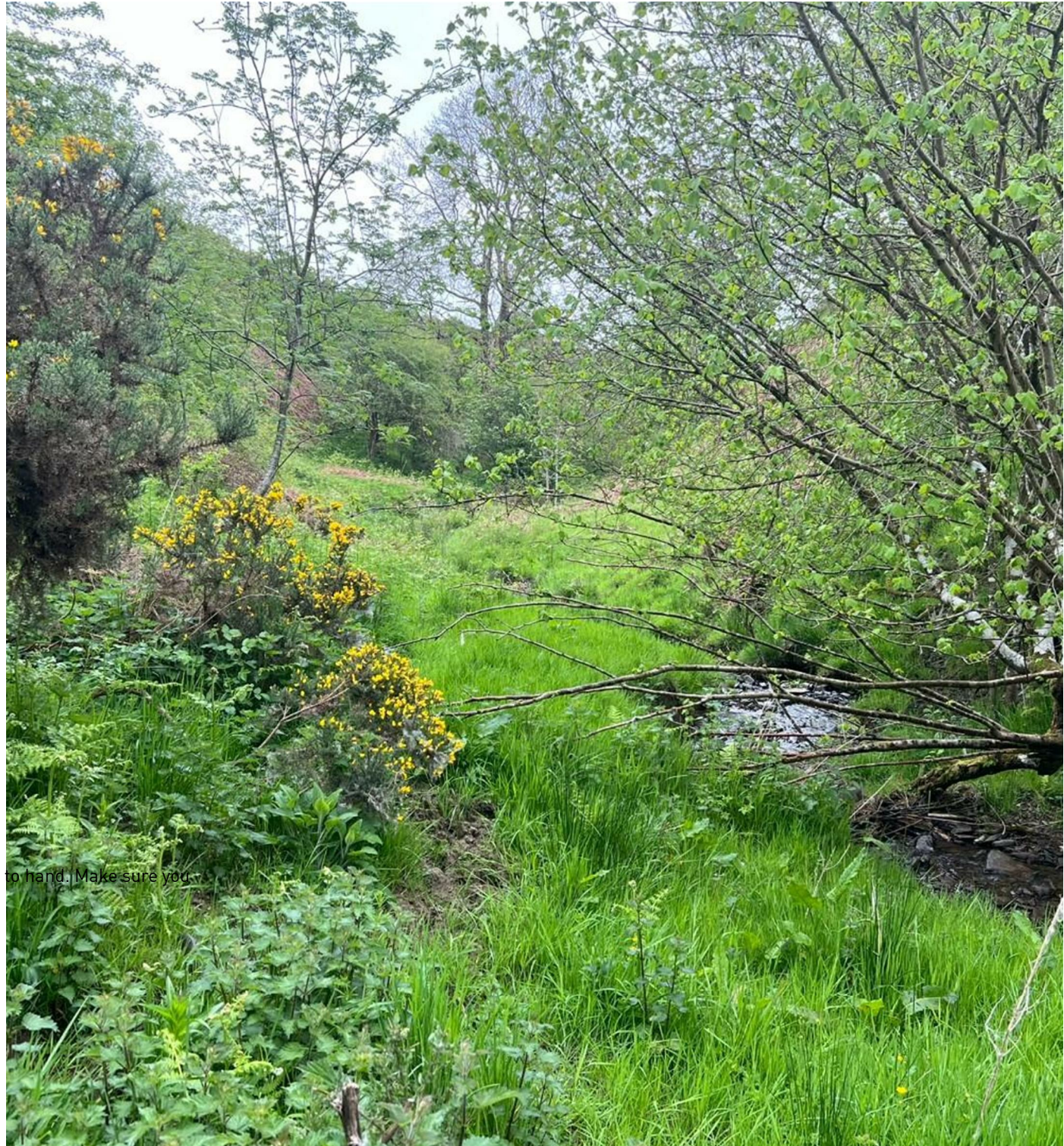


Viewing

Viewings can take place during daylight hours with a set of sales details to hand. Make sure you shut any gates that you open during your viewing.

Contact Details

Agents: Halls Holdings Ltd Reference: JFE/CP
14 Broad Street, Welshpool, Powys SY21 7SD
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welshpool@hallsgb.com







Schedule of Acreage		
Field Number	Area (acres)	Area (ha)
9983	30.41	12.31
2587	28.45	11.51
4185	4.51	1.83
TOTAL	63.37	25.65



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