

FOR SALE



Approx. 9.3 acres of Amenity Land at Garthmyl, Garthmyl, Montgomery, Powys, SY15 6SF



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Auction Guide £150,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial

- Excellent Level Field
- Traditional Brick Barn
- Roadside Access Track
- Convenient yet Rural Location
- Extending to 9.3 acres or thereabouts
- Capable of Arable or Grazing

Description

Halls are favoured with instructions to offer this attractively situated parcel of Amenity land at Garthmyl for Sale by Public Auction.

The land comprises a stoned access track from the main road running for approximately 80 meters up to a double gated entrance into the field. The field comprises a single enclosure of approximately 9.3 acres of pasture with mature hedge boundaries and a red brick barn style building in the North West corner.

The land is thought to be ideal for conventional farming for the growing of maize, arable crops, pasture or for smallholder type farming and/or horses.

Situation

The land is situated in a convenient yet rural location in the hamlet of Garthmyl equal distance between Newtown and Welshpool, just off the A483. The County town of Montgomery lies on 3 miles away and the pleasant rural village of Berriew is just under 2 miles away.

The land is accessed off the main road by its own stoned access track.

Location

What3words Reference: ///leaflet.baroness.flicks
Postcode: SY15 6SF

From Welshpool town centre - proceed to A483 and take signs for Newtown. At Sarn-Y-Bryncaled roundabout take the exit for A483 Newtown. Proceed for 4.6 miles passing the Nags Head Restaurant and the land can be found on the right hand side. The land will be highlighted by a Halls for sale sign. There is a lay-by on the Newtown side and it may be prudent to park in there and walk to the land.

Viewings

In daylight hours by those in possession of a set of these sales details.

Tenure and Possession

We understand that the land is of freehold tenure and vacant possession will be given on completion of the purchase.

Boundaries, Roads & Fences

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

Method of Sale

The Land will be offered for sale by Public Auction on Friday 12th July 2024 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

Contracts & Special Conditions of Sale

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available by request at the offices of the vendors solicitors: Julie Trimble, Nexa Law, Suite 2 Salop House, 13 Salop Road, Oswestry, SY11 2NR or at the Auctioneers offices prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

Buyers Premium

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the purchase price, plus VAT with a minimum fee of £2500 plus VAT (£3000). This will apply if the land is sold before, at or after the Auction.

***Guide Reserve

***Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

