

FOR SALE



The Hill, Pentre Llifior, Berriew, Welshpool, Powys, SY15 6JN



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Guide Price £200,000

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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.

Energy Performance Rating



01938 555 552

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



A productive block of Upland Pasture with some Woodland extending to approximately 33.40 acers at Pentre Llifior, Berriew, Welshpool, SY15 6JN.



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Schedule			
Field Number	Land Type	Area (acres)	Area (ha)
6222	Grass	6.15	2.49
5636	Grass	7.88	3.19
5246	Woodland	3.21	1.30
3833	Grass	7.17	2.90
4121	Grass	3.31	1.34
4613	Grass	5.68	2.30
Total		33.40	13.52

- Productive Upland Pasture Land
- Approximately 33.40 acres Pasture
- Approximately 3 acres of Woodland
- Natural Water Supplies
- Good Roadside Access
- Ideal Rural Location

Description

Halls are delighted with instructions to offer this productive parcel of upland grazing for Sale by Private Treaty.

The land comprises a useful block of approximately 33.40 acres of upland pasture land with approximately 3.21 acres of Woodland included. It is divided into convenient sized enclosure with 5 parcels of pasture ranging from 3 acres up to just under 8 acres. There is an area of woodland situated in the northern corner which provides a useful shelter belt.

The land is fenced for livestock and has mature boundary hedges. there are natural water supplies from springs and a pool.

The land has two roadside access points and is situated in a quiet rural location.

There is an additional single field of approx 10 acres of land available to purchase by separate negotiations across the lane from The Hill.

Situation

The land is situated between the villages of Berriew and Bettws Cedewain in the rural hamlet of Pentre Llifior. Pentre Llifior lies approximately 10 miles South West of Welshpool and 6.7 miles North East of Newtown.

The villages of Berriew and Bettws Cedewain lie 4.6 miles and 2.6 miles away.

What3words ///sobered.photocopy.shirtless
Postcode: SY15 6JN

Directions

From Welshpool: Take the by-pass A483 to Sarn-Y-Bryn Caled roundabout and continue on A483 towards Newtown for 6.4 miles and turn right. There is a sign saying "Unsuitable for HGV's". Proceed for 0.7/mile and then keep right. Proceed for 0.4 mile and turn right. In 0.1/mile the land can be found on the left hand side and will be highlighted by a For Sale sign.

Tenure and Possession

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

Boundaries, Roads & Fences

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining the ownership of the boundary fences.



Easements/Rights of Way

The land is Sold Subject to all existing wayleaves of electricity, pipeline, and all public rights of way whether specified in these sales details or otherwise.

Local Authorities

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

Rural Payments Wales, Po Box 251, Caernarfon, LL55 9DA.

Land Registration

The land is registered with H.M.Land Registry as part of Title Number WA596251

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

