



Land on the North Side of Gravel Lodge, Leighton, Welshpool, SY21 8HH

£350,000



For Sale

Halls and Morris Marshall & Poole are delighted to have been favoured with instruction to offer this highly desirable block of productive Seven Valley pasture land for Sale by Private Treaty. The land is set in a glorious unspoilt rural location alongside the River Severn in the pleasant village of Leighton on the east side of Welshpool.

The Land

The land is accessed via a right of way over a neighbouring field (see brown route on plan attached). It extends to approximately 40.39 acres and is divided into 3 main enclosures and is down to permanent pasture. The land is fenced and has been let for sheep grazing in previous years. There are a good selection of mature Oaks trees that were originally planted as a drive from Welshpool to Leighton Hall, and there is

still a public footpath over this route.

The land boasts an interesting and varied selection of wildlife and birds due to its proximity to the river and has the single bank fishing rights along its Western boundary.

The land is subject to flooding during periods of high rainfall but there are sufficient areas for animals to be kept on the land until the water levels reduce.

There is a collection pen situated at the entrance to the land.



Situation

The Land is situated approximately half a mile from Leighton School and Village Hall and approximately 2 miles from the centre of Welshpool.

What3words reference to access route gate: ///tomato.hoping.call
Postcode: SY21 8HH

Viewing

Viewing can take place during daylight hours with a set of sales details. Please make sure that you shut any gates that you open during your viewing. Any problems please call James 07581 552438.

Directions

Proceed from Welshpool towards Leighton on the B4381. At the end of the straight turn right. Proceed for 0.4/mile and turn right at the triangle and trees and proceed down into the very bottom yard (keeping left). On arriving in the bottom yard bear left and the access gate is in front of you. Follow the access road along the side of the hedge (on your left) to the gate into the land.

Local Authority

Powys County Council, County Hall, Spa Road East, Llandrindod Well, Powys LD1 5LG
Tel No: 01597 826000



- Approximately 40 acres of Severn Valley Pastureland
- Ideal for Sheep Grazing or Grass Production
- Glorious Rural Location
- Great Ecological/Nature Potential
- Shooting and Fishing Opportunities



Joint Selling Agents

Halls, 14 Broad Street, Welshpool, Powys SY21 7SD.
Telephone Number: 01938 555552
James Evans - 07581 552438 jamese@hallsgb.com

Morris Marshall & Poole, Rural Department, Welshpool Livestock Sales, Buttington, Welshpool, SY21 8SR.
Telephone Number: 01938 552731
Keith Davies - 07764 663186 keith@morrismarshall.co.uk

Planning

The property will be sold subject to any development plan, tree preservation order(s), town planning schedule, resolution or notice, which may be, or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the

vendors to specify them.

Some of the trees on the land are subject to tree preservation orders.

Nitrate Vulnerable Zone

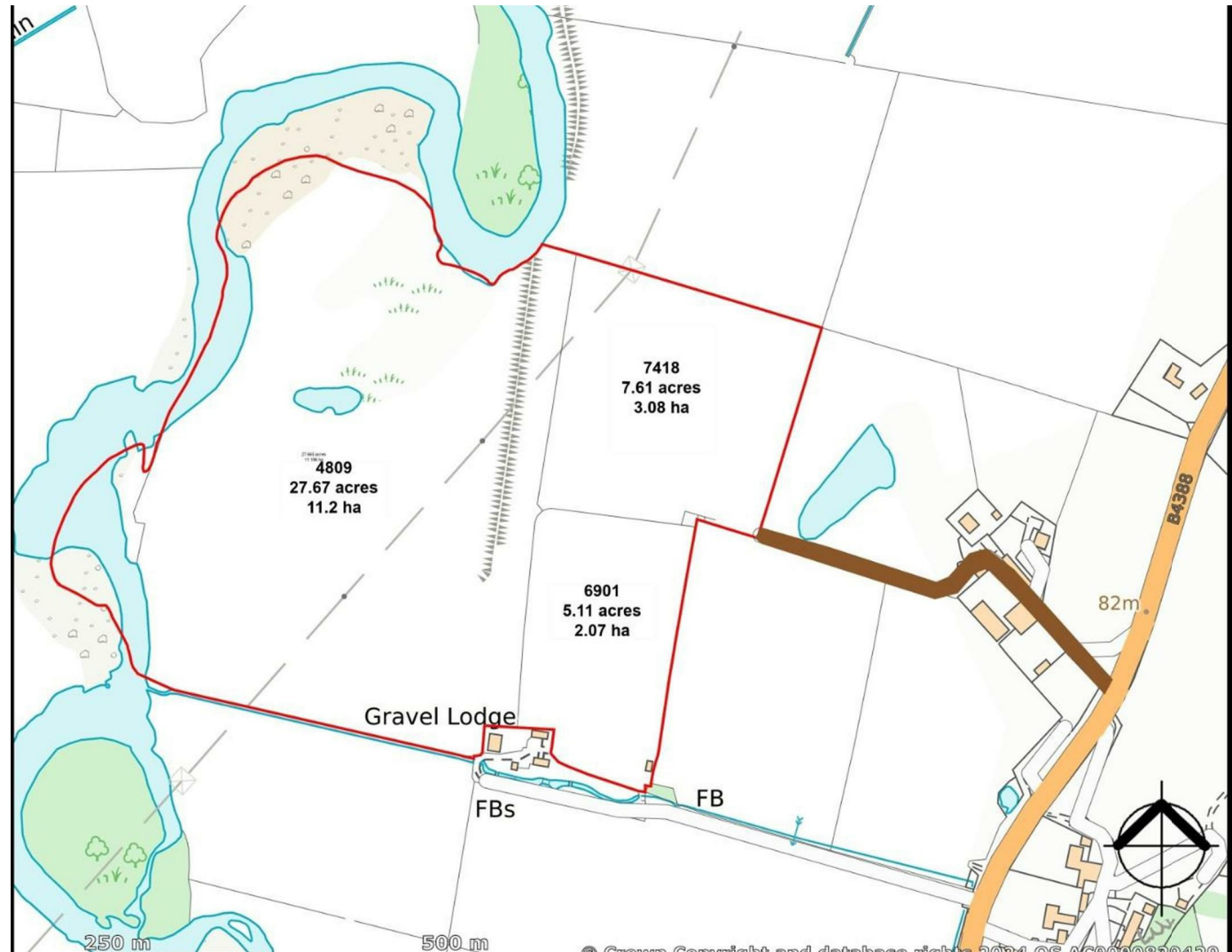
The land forms part of the Nitrate Vulnerable Zone that covers the whole of Wales and it will be subject to the rules that govern that legislation.

Access

The land is accessed via a right of way over the brown access road shown on the plan attached. Please make sure you close all gates that you open when visiting.

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Schedule of Land			
Field No	Description	Area (ac)	Area (ha)
7418	Pasture	7.61	3.08
6901	Pasture	5.11	2.07
4809	Pasture	27.67	11.20
Total		40.39	16.35



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.

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 outgoing, whether mentioned in these sales particulars or not.

- There is a right of way (public footpath) running through field number 4809 on a North/South axis.
- There is a gas mains pipe running through the land.
- There are electricity pylons positioned over the land.

For further information, please contact the selling agents.

Boundaries, Roads and Fences

The purchaser(s) 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.

Basic Payment Scheme

The land is registered with Rural Payments Wales and entitlements have been claimed by the Tenants. Therefore there will be no entitlements included in the sale of this land.

Tenure

The land is being Sold with Freehold Tenure and vacant possession will be provided on completion of the sale.

Sporting Rights

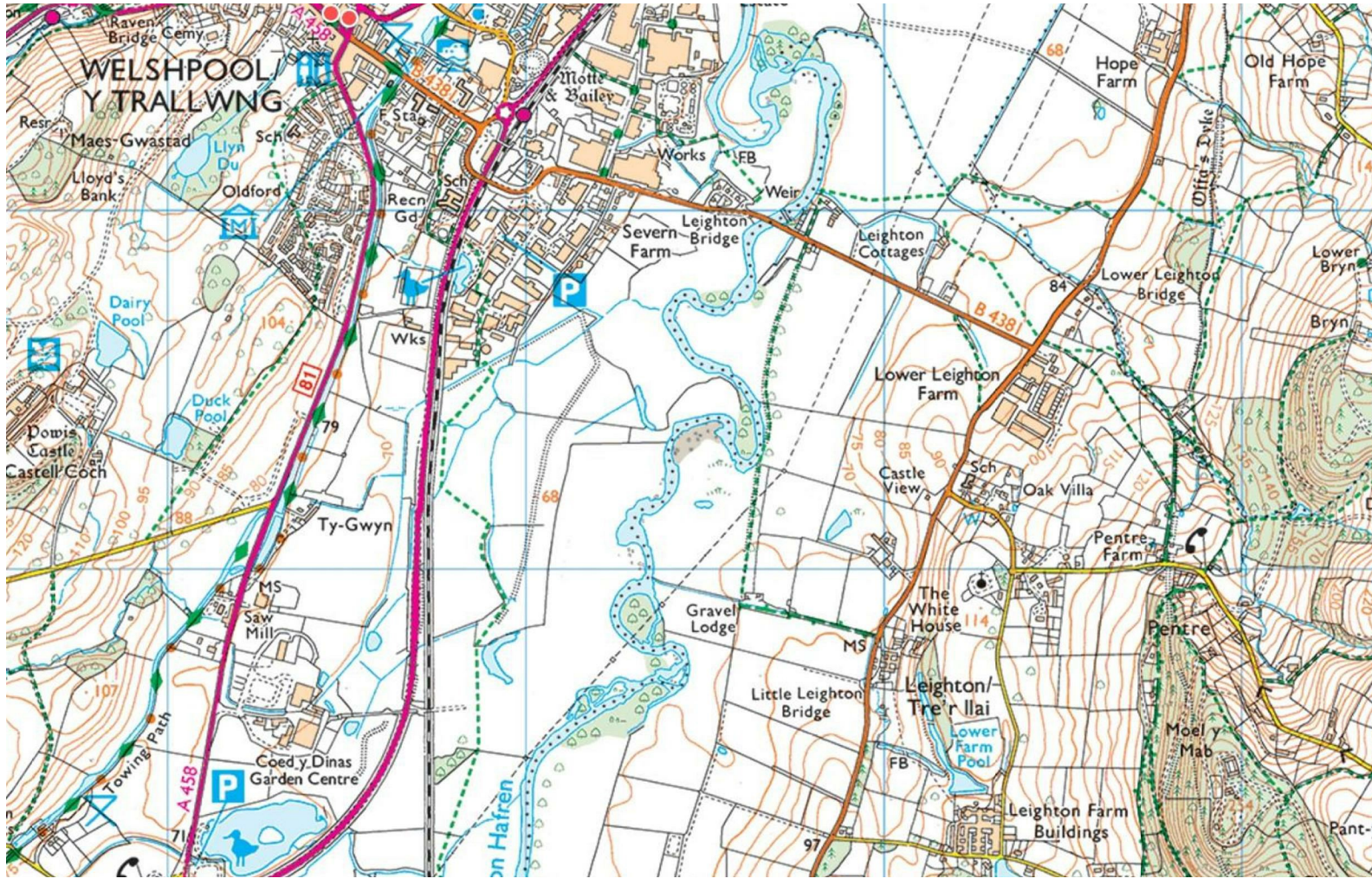
The Sporting and Fishing Rights are in hand and will pass with the freehold.





FOR SALE

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Environmental Schemes

The land is not entered into any environmental schemes.

Water

The land has the benefit of a water supply from the River Severn.

Land Registration

The land is registered with His Majesty's Land Registry under Title Number WA900940 - Land on the North Side of Gravel Lodge, Leighton, Welshpool, Powys, SY21 8HH.



Halls Holdings Ltd

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