

FOR SALE

Land at Highgate, Newtown, Powys, SY16 3LL



Agricultural Land Classification (Wales)



FOR SALE

£215,000

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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.



A desirable block of roadside amenity land comprising 23.9 acres of pasture land together with 3.89 acres of woodland/ dingle and extending in all to approximately 27.79 acres at Highgate, Newtown, Powys, SY16 3LL.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
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Schedule			
Field Number	Description	Acres	Hectares
5548	Pasture	13.72	5.55
5665	Woodland/Dingle	3.89	1.57
6566	Pasture	8.13	3.29
5439	Pasture	2.05	0.83
Total		27.79	11.24

- 23.9 acres of productive pasture land
- 3.89 acres of amenity woodland
- Good roadside acres points
- Fenced for livestock
- Natural water supplies
- Convenient yet rural location

Description

Halls are delighted with instructions to offer this attractive parcel of amenity pasture and woodland for sale by informal tender.

The land comprises a useful block of roadside accommodation land and includes approximately 23.9 acres of pasture land together with approximately 3.89 acres of woodland/ dingle.

The land is fenced for livestock and has mature boundary hedges. There is a mains waterline running through the land (currently not connected). There are two roadside access points and a further right of way along the driveway to Llidiartyderyn, a neighbouring property.

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 and 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.

Schedule

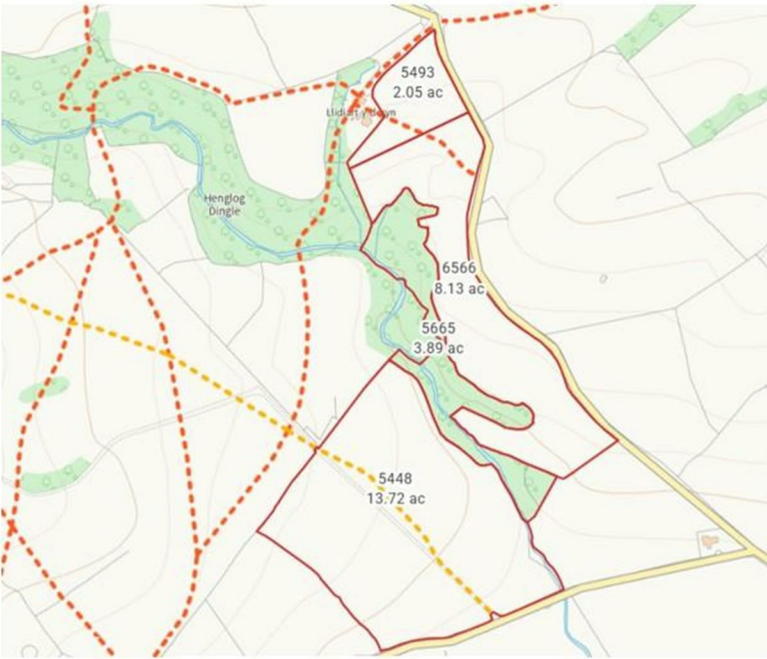
Please see schedule attached.

Land Registration

The land is currently un-registered.

Basic Payment Entitlements

The land is registered for basic payment entitlements. The vendors will claim the 2025 year and will endeavour to transfer the relevant number of entitlements for the land (subject to RPW regulations) at the first opportunity available following completion of the sale.



Orange Dashed Lines – Rights of Way
Yellow Dashed Lines - Bridleway

Method of Sale

The land is offered for sale by informal tender. All tenders to be submitted to Halls via email or post by no later than 12 noon Friday 9th May 2025. The Vendor is not obliged to accept the highest tender or indeed any of the tenders. All tenders will need to provide proof of funds.

Local Authority/Tax Band

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

Rural Payments Wales, PO Box 251, Caernarfon, LL55 9DA

Directions

Postcode for the property is SY16 3LL

What3Words reference – adults.myth.irritated

The land is conveniently situated between the town of Newtown and the village of Bettws Cedewain. Newtown lies 3.2 miles to the South and Bettws Cedewain 1.5 miles to the North East.

From Newtown McDonalds crossroads, take B4568 road and proceed for 4 miles and turn right onto Llanfair Road. Proceed for 2.6 miles and then turn left. Proceed for 0.2 miles and turn right into the gateway to the land. The entrance to the land will be highlighted by a ‘for sale’ sign.

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