

FOR SALE

Land at Moel Lart Llandinam, Powys, SY17 5AF



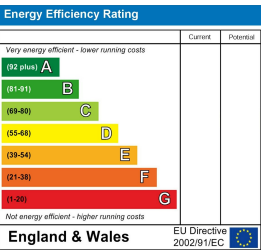
FOR SALE

By Informal Tender £350,000

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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 555552

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



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- **89.14 acres of upland pasture land**
- **Situated approximately 5.4 miles from Newtown in a glorious rural location**
- **Ideal for sheep and cattle grazing and is a great place to outwinter breeding ewes**
- **Divided into conveniently sized enclosures with sheltered areas interspersed**
- **The land runs from 900 feet to just under 1300 feet above sea level**

**Land of 89.14 acres**

Halls have been favoured with instructions from Mr Huw Parry to offer this productive block of upland pasture land for sale as it has now become surplus to requirement. The land is set in a glorious rural location, is accessed via council maintained roads and then via a right of way over a farm track. The land has a hardcore track running through it which leads to a building situated in the middle, which is used for sheep handling and lambing. There are ample natural water supplies available. The land is divided into conveniently sized enclosures with some useful sheltered areas interspersed. The land is ideal for sheep and cattle grazing and is a great place to outwinter breeding ewes. The land runs from 900 feet to just under 1300 feet above sea level.

**Situation**

The land is situated approximately 5.4 miles from Newtown where it can be accessed off the Mochdre/ Stepside road, Llandinam lies a short drive away and Caersws is just over 3 miles distant.

What3Words Reference: publisher.poppy.fortified (Entrance gate to land).

**Rural Land Register**

The land is registered on the Rural Land Register with Rural Payments Wales and 32.51 entitlements have been claimed on the land. The vendors will claim the Basic Payment Entitlements for the 2025 claim year. The Agents will then (subject to RPW Regulations) transfer the 32.51 units at the first available opportunity following completion of the sale.

**Water**

The land has the benefit of natural water supplies.

**Tenure**

The land is being sold with the benefit of freehold tenure and vacant possession will be available upon completion.

**Land Registration**

The land is registered with His Majesty’s Land Registry for England and Wales under Title Numbers CYM106332 and WA845676.

**Sporting Rights and Mineral Rights**

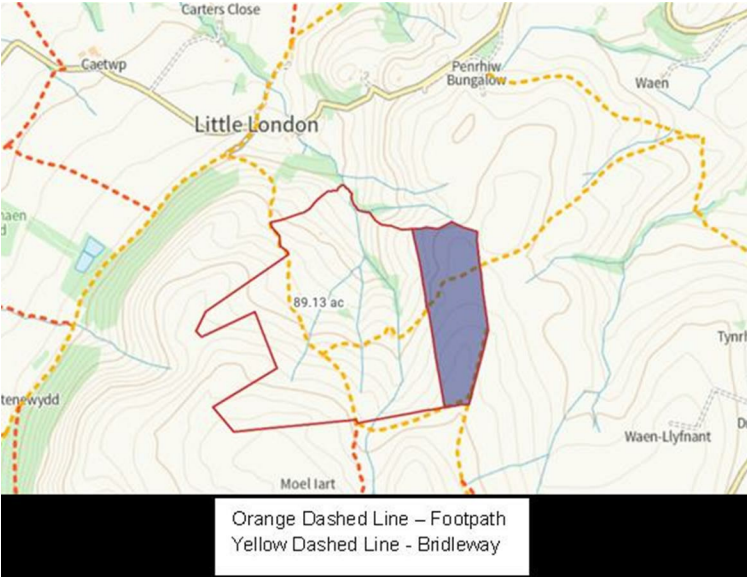
The sporting rights are believed to be in hand and will parts with the freehold.

The mineral rights are reserved and are not included with the sale of the property.

**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.

The vendors are reserving the right to draw water from a private supply located in field number 8077. For further information, please contact the selling agents.



**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.

**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 changes 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.

**Access**

The land is accessed via a right of way over a retained field. Please make sure you close any gates that you open.

**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.

**Viewings**

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

**Map Details**

The land shaded in blue on the above map will be retained by the vendor and is not for sale. The purchasers of the 89.14 acres will be given a right of way over the blue shaded land to access the 89.14 acres.

**Contact Details**

Agents: Halls Holdings Ltd, 14 Broad Street, Welshpool, Powys, SY21 7SD

James F Evans  
Tel: 07581 552 438  
Email: jamesef@hallsrgb.com

Tom Jerman  
Tel: 07948 080 906  
Email: tjerman@hallsrgb.com

**Method of Sale**

The land is offered for sale as a whole in one lot. The vendor does not undertake to accept the highest offer, or indeed any offer. Furthermore, escalating bids or offers made by reference to other bids will not be accepted. The vendors and their agents reserve the right to withdraw or divide the property and vary the sale method if required.