

FOR SALE

Beech 1 Valley View Holiday Park, Guilsfield, Welshpool, SY21 9DL



FOR SALE

Offers in the region of £36,950

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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.

Situated on the beautiful Valley View Holiday Park, this two bedroom park home is for sale fully furnished including outside garden furniture. The open plan living accommodation comprises lounge area with wrap around sofa bed, television and surrounding unit, fully fitted kitchen/diner, master bedroom with king-sized bed, built in wardrobes and ensuite W.C., twin bedroom including beds and fitted furniture and shower room. Externally, there is off-road parking and composite decked seating area with stunning views across the valley. There are 14 years left on the lease and site fees are paid until 31st October 2025.

Halls 1845

01938 555 552

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



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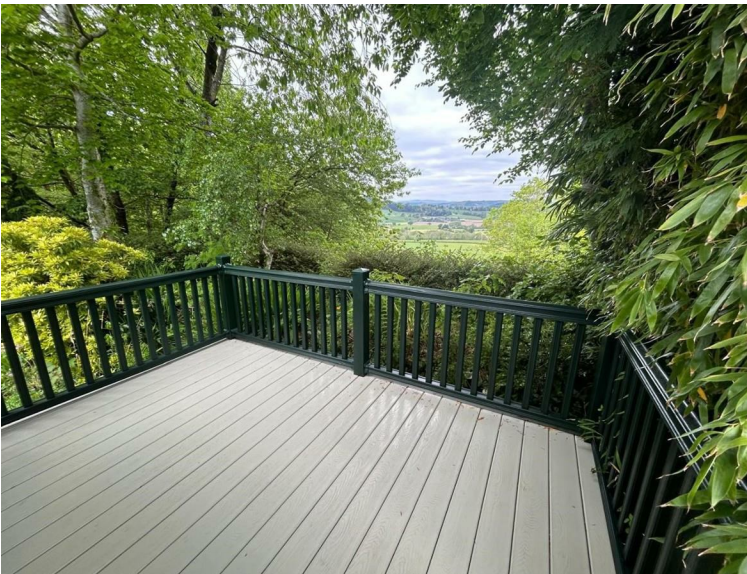
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Two bedroom park home situated on the beautiful Valley View Holiday Park
- For sale fully furnished and including outside garden furniture
- Open plan living accommodation
- Off-road parking
- Composite decked seating area with stunning views across the valley
- 14 years left on the lease and site fees are paid until 31st October 2025

Double glazed entrance door into open plan living accommodation

**Lounge Area**

Electric feature fire with surrounding display cabinets, LG TV with Freesat, radiator, wraparound sofa bed, double glazed windows to three elevations, double glazed door leading into composite decked seating area with views across the valley.

**Kitchen/ Dining Area**

Comprises range of wall and base units with laminate work surfaces, gas hob and oven, extractor canopy, double glazed window to side, stainless steel sink drainer unit, mixer tap, microwave, dining table with four chairs, radiator.

**Inner Hallway**

With doors to Bedrooms and Shower Room, radiator.

**Bedroom One**

King-size bed, built-in wardrobes, storage lockers and display shelving, radiator, double glazed window to side, spotlights.

**W.C.**

Pedestal wash hand basin, low level W.C., radiator, frosted double glazed window, extractor fan.

**Bedroom Two**

Twin beds, double glazed window to side, storage lockers, dressing table, wardrobe, display shelving, spotlights.

**Shower Room**

Walk-in double shower, pedestal wash hand basin, low level W.C., frosted double glazed window, extractor fan, vanity unit, radiator, cupboard housing Vaillant gas boiler.

**Externally**

The property has a wider than average plot with block paved off-road parking, lawned area, gravelled seating area with two sofas and table, courtesy light, outside tap, composite steps leading to entrance door. To the rear there is a decked entertaining area accessed from the Lounge with far reaching views across the valley.

**Agents Notes**

Site fees have been paid until 31st October 2025. Fee for 2025 was £3680.00 per annum. Additionally £80.00 drain down fee in Winter. The Park is closed from 31st December to 1st March. Utilities are payable twice a year: electricity at .35 per unit plus VAT at 5%, gas 4.94 per unit plus VAT at 5% and standing charge of £5.00.

**Services**

Mains electricity, water, drainage and gas are connected at the property. None of these services have been tested by Halls.

**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

**Directions**

Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

**Money Laundering**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**

Please note all of our properties can be viewed on the following websites:

[www.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)