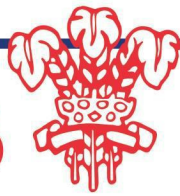


EVANS



BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



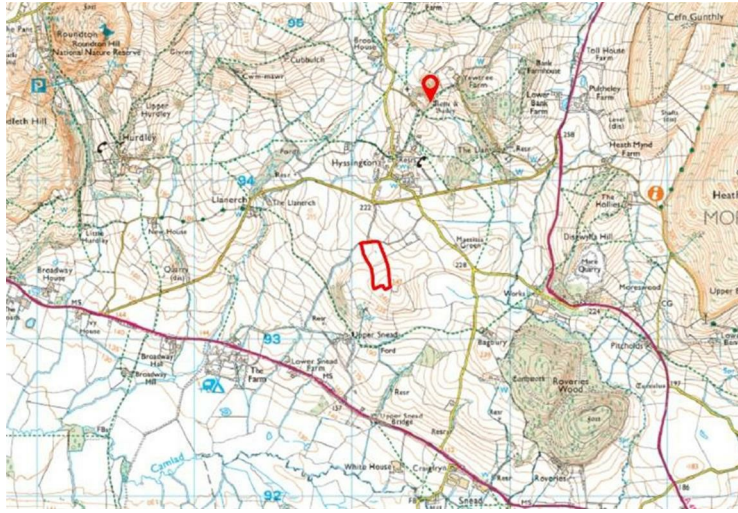
Bryn Land Hyssington, Montgomery, Powys, SY15 6AT

Guide Price £100,000

An attractive parcel of some 8 acres of level to gently sloping land divided into two fields with a parkland feel having some lovely specimen oak trees. The land has been sympathetically managed in a traditional manner in recent years to create a wild flower meadow.

In a popular locality in the Welsh Borders not far from Offa's Dyke, some 3 miles from Bishop's Castle and Churchstoke and some 7 miles from Montgomery, 13 miles east of Newtown.

Location



The land is attractively located in rural surroundings having access off of a private lane, just to the south of Hyssington village. The land lies at approximately 220m above sea level, rising to approximately 240m with attractive views therefrom over the surrounding countryside.

Description



A good parcel of land on 8.15 acres in total (3.3 hectares) divided into 2 fields being level to gently sloping and we are informed with mains water being available nearby subject to any connection charges.

Rarely do parcels of land within this locality come for sale and this is a prime opportunity to purchase a parcel of land which can be used for a range of purposes (subject to any planning consents required).

Land



The land has a parkland aspect with some lovely feature oak trees with mature tree lined boundary hedges, and has been organically managed in recent years resulting in a wild flower effect pasture.

A parcel of land that is high in amenity value as well as also being productive pasture.

Services

We understand there is mains water available nearby, subject to any connection charges. No electricity on site.



Directions



What3Words: ballparks.blizzard.submerge

From Churchstoke take the A489 east towards Bishops Castle, Take the left hand turning towards Hyssinton and at the first left turning there is a lane on the right that leads to the land.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



**39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395**

**MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444**

**5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611**

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.