



Roger
Parry
& Partners

Land at Church House Farm,
Llandysilio, SY22 6QY

Land at Church House Farm, Llandysilio, SY22 6QZ

Offers in the Region : £300,000
40.48 Acres (16.38 Ha)

An excellent block of flat riverside pasture located off the A483 located on the edge of Llanymynech. The land is highly fertile and productive and is currently down to a grass ley. The land is within a ring fence, with well established boundaries and access points. The land is suitable for a large range of uses and has lots of potential for Carbon and maximising income from new environmental schemes in the future

Method of Sale

The property is for sale by Private Treaty.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendors Agents are responsible for defining the boundaries or ownership thereof.

Tenure

The land is available on a freehold basis with

vacant possession available on completion.

Local Authority

Powys County Council, Powys County Hall,
Spa East Road, Llandrindod Wells, LD1 5LG
Tel: 01597 827460

Wayleaves, Easements and Rights Of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

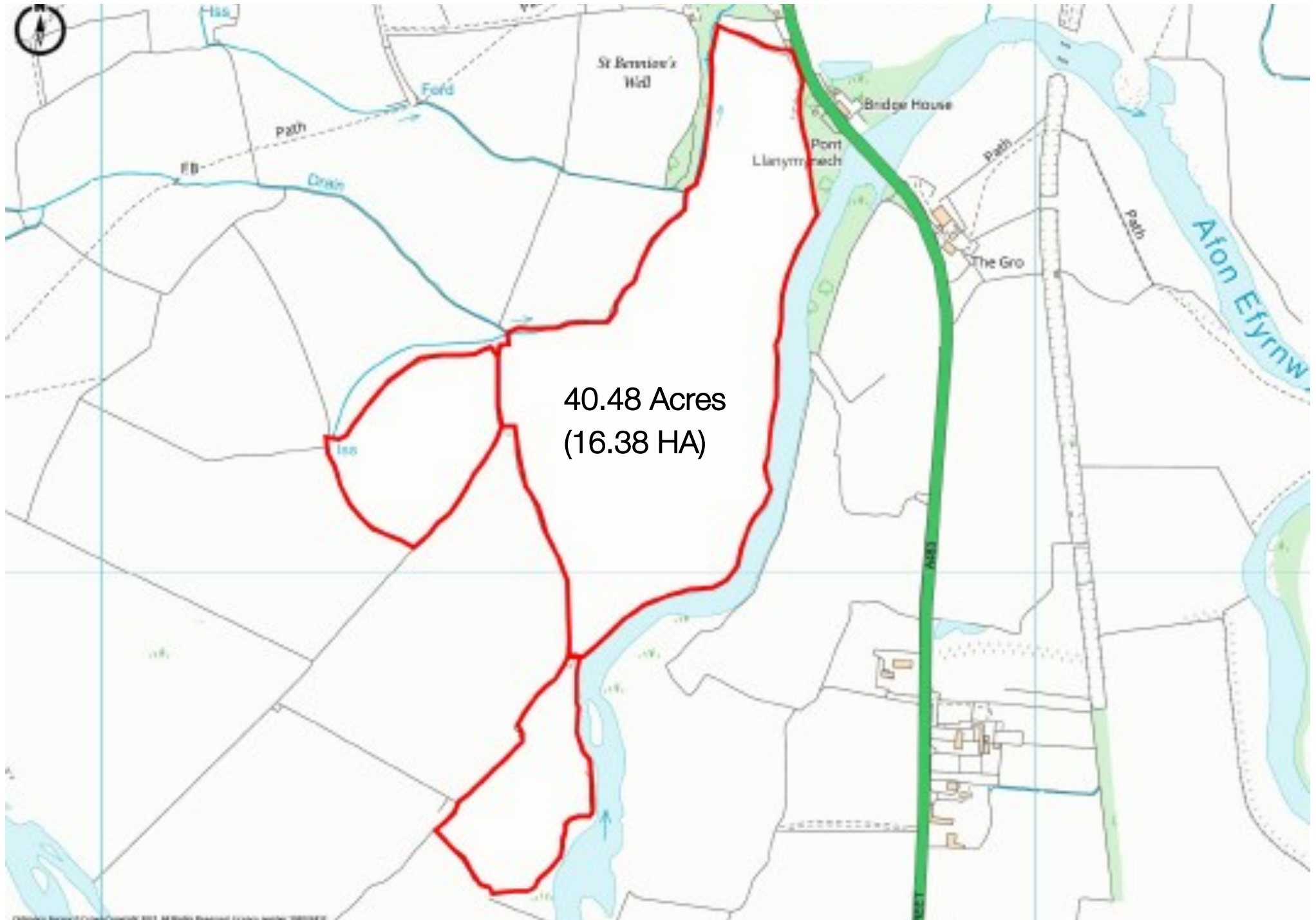
Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiations.

What Three Words

Spouse. Surprised. Bronze





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Viewing arrangements

Viewing of the property is strictly by appointment only
through

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road,
Oswestry, SY11 2NU

oswestry@rogerparry.net

01691 655334

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.