



Roger  
Parry  
& Partners

Land lying to The South of The Gro,  
Llanymynech, SY22 6QY

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Llanymynech, SY22 6QY**

**Offers in the region: £290,000**  
34.93 Acres (14.134 Ha)

A very rare opportunity to purchase a block of land with 564metres approximately of river frontage and access. The land is located in between Llanymynech village and Four Crosses and has roadside access. The land is fertile and productive and laid to grass and is regularly harvested due to its flat nature. The land is suitable for a range of uses with interest from amenity, carbon and future environment schemes of particular interest.

**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.

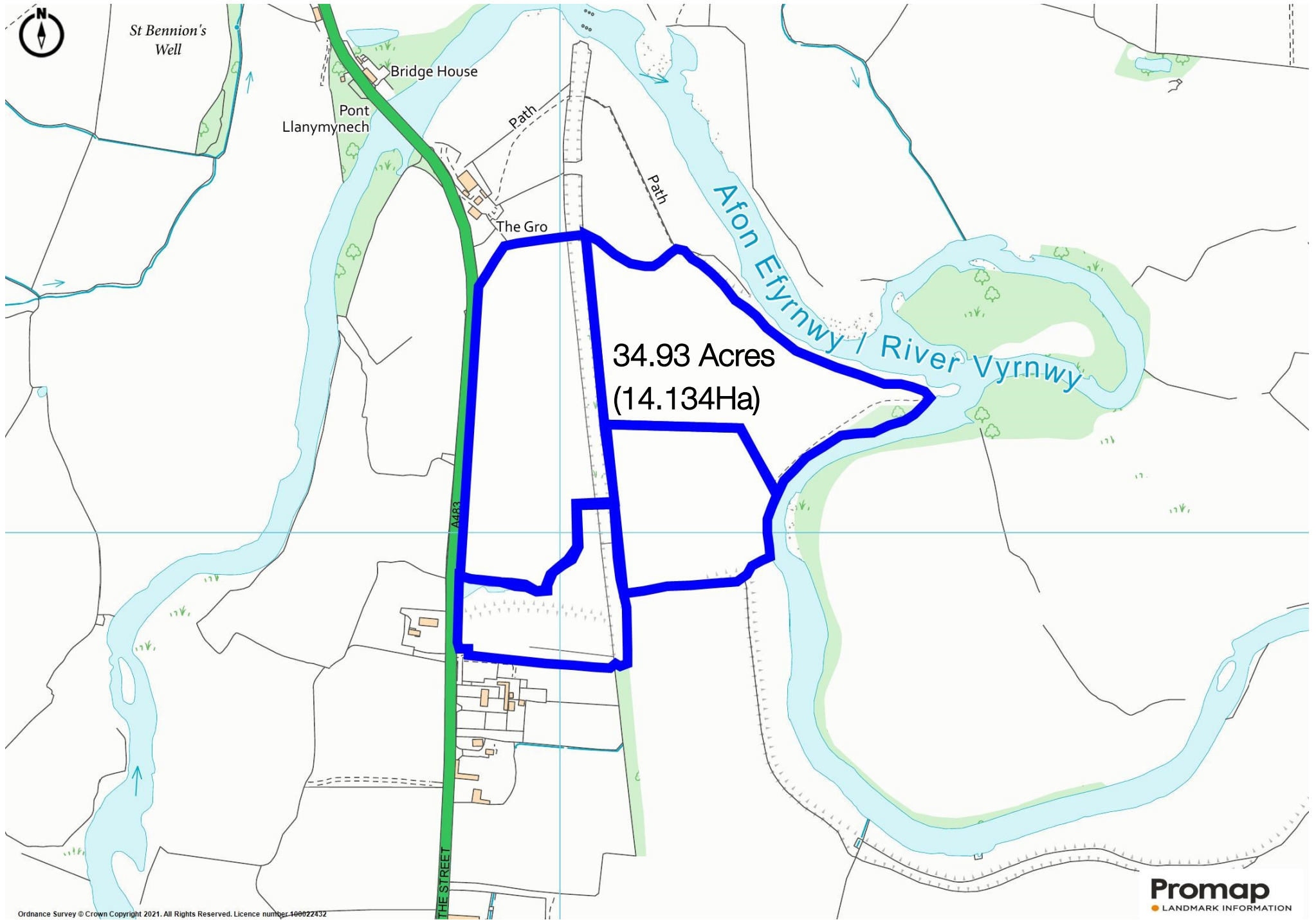
**Basic Payment Scheme**

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

**What Three Words**

Drawn. Hits. Lost





# What Three Words

## Drawn. Hits. Lost

### 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](mailto: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.