



Roger
Parry
& Partners

Woodland At Ffinnant Dingle, Llansantffraid,
Powys, SY22 6UA



Woodland At Ffynnant Dingle, Llansantffraid, Powys, SY22 6UA Offers In Excess Of £50,000

Roger Parry & Partners LLP are delighted to have been instructed to offer for sale by Private Treaty, approximately 3.74 acres (1.51 hectares) of woodland to the North West of Llansantffraid. With roadside access and Natural capital value. The woodland is well established with a mix of species.

INTRODUCTION

Roger Parry & Partners LLP are delighted to have been instructed to offer for sale by Private Treaty, approximately 3.74 acres (1.51 hectares) of woodland to the North West of Llansantffraid. The woodland is accessed off a track leading from the highway. The woodland is well established with a mix of species.

LOCAL AUTHORITY

POWYS COUNTY COUNCIL.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

TENURE

The land is sold Freehold and Vacant Possession will be granted on completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies, and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

BOUNDARIES

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

DIRECTIONS

From Llansantffraid take the A495 West , turn right onto the B4393 and immediately turn right onto Winllan Road follow this road for approximately 1 mile, the woodland is accessed via a public right of way on the left hand side, the woodland is identifiable via our for sale board. Access is from a public right of way demarcated Blue on the attached plan.

VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP.

Please contact Andrew Lowe MRICS at our Shrewsbury Office
Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL
andrewlowe@rogerparry.net- 01743 791336

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority:

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: 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.

Directions:

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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, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



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.