



Roger
Parry
& Partners

Lot 2 - Farm Buildings and Land, Formerly part
of Lower Hurdley Farm, Hyssington,
Churchstoke, SY15 6DY



Lot 2 - Farm Buildings and Land, Formerly part of Lower Hurdley Farm
Hussington, Churchstoke, SY15 6DY
Price Guide £695,000

Roger Parry and Partners have been favoured with the instruction to market a modern set of agricultural buildings and approximately 75.69 acres (30.63 hectares) of land. The property is located near to the village of Churchstoke with primary school, garage, supermarket and public house. For a wider range of amenities the property is in close reach to the market towns of Welshpool, Shrewsbury and Bishops Castle.

Churchstoke: 2.3 miles • Bishops Castle: 6.0 miles • Welshpool: 12.6 miles

DESCRIPTION

Modern set of agricultural buildings and approximately 75.69 acres (30.63 hectares) of land.

The property is located near to the village of Churchstoke with primary school, garage, supermarket and public house. For a wider range of amenities the property is in close reach to the market towns of Welshpool, Shrewsbury and Bishops Castle.

AGRICULTURAL BUILDINGS**CUBICLE SHED WITH LEAN-TO**

Constructed of concrete block/timber boarding walls under an asbestos sheeting pitched roof. Cubicles and concrete floor. Water and electricity connection.

STORAGE BUILDING

The storage is constructed of a steel portal frame with concrete panel walls under a pitched corrugated asbestos sheeting roof.

LIVESTOCK BUILDING

Steel portal framed building - 5 bay. Constructed of Concrete panel/timber boarding walls under a corrugated asbestos sheeting roof with concrete floor.

FODDER/MACHINERY STORAGE BUILDING

Steel portal framed building with corrugated metal sheeting walls to part and corrugated metal sheeting roof.

DUTCH BARN

Timber framed structure with corrugated metal sheeting walls to 3 elevations and corrugated metal sheeting roof above.

FEED SILO**FORMER FYM STORE**

Concrete floor with wooden sleeper walls

LAND

The land extends to 75.69 acres (30.63 hectares) of agricultural grassland ranging from flat pasture

land to more undulating to the north. The land benefits from a natural water supply in the form of streams and gravity fed tanks from a well and mains water supply connection to some tanks. The land is suitable for both grazing and mowing. The land can be accessed via a number of access points from the council maintained highway.

LOTING

Also available as a whole or in the following lots:

LOT 1 - Farmhouse, outbuildings, traditional building and approximately 1.60 acres of agricultural land
Guide Price: £420,000

LOT 3 - 4.12 acres, or thereabouts of land formerly part of Lower Hurdley Farm
Guide Price - £40,000

LOT 4 - 6.40 acres, or thereabouts of land formerly part of Lower Hurdley Farm
Guide Price - £50,000

GENERAL NOTES

TENURE: Freehold with vacant possession on completion

FLOOD RISK: Low flood risk

METHOD OF SALE

Private Treaty

TENURE

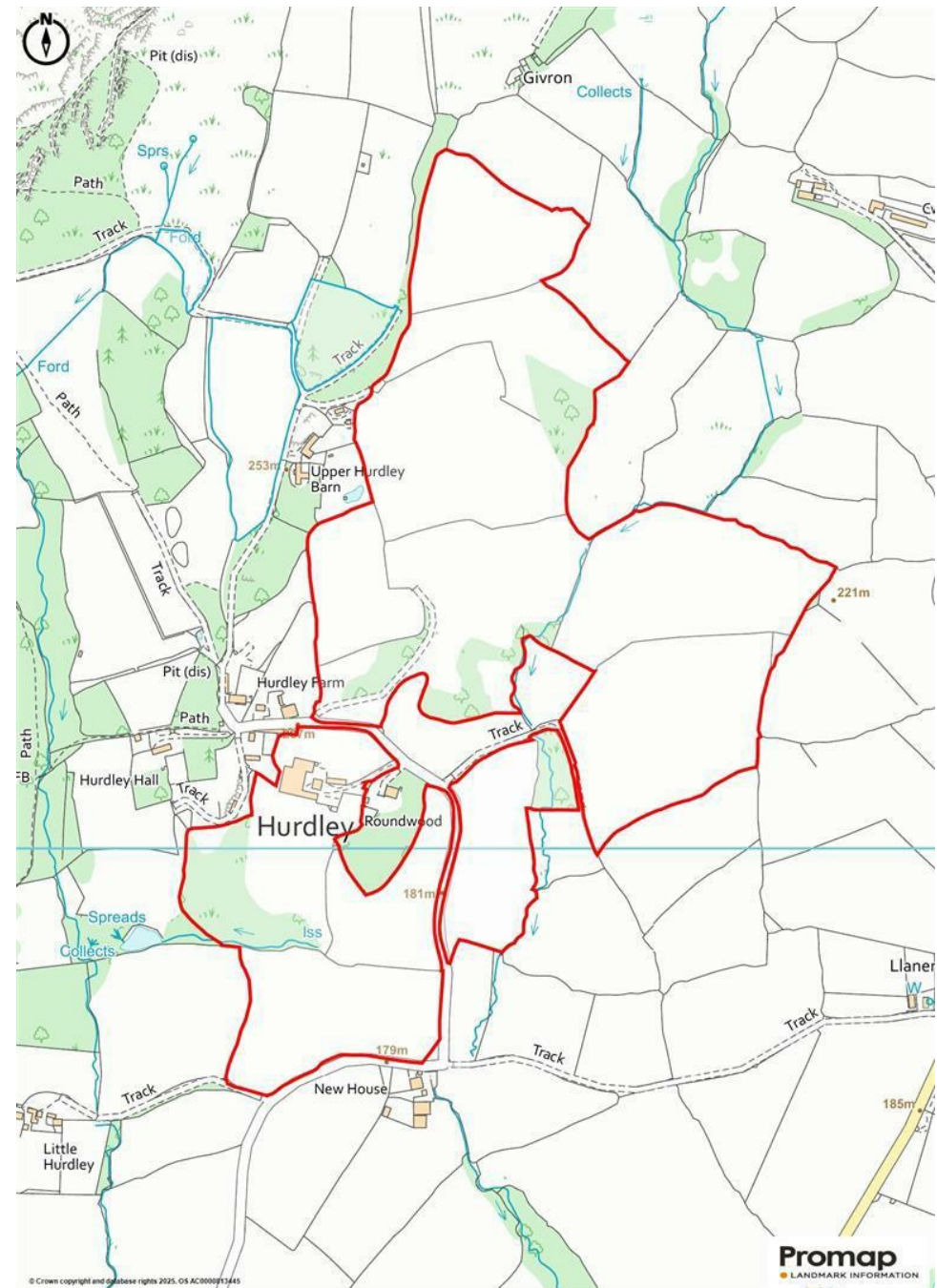
Freehold with vacant possession on completion.

LOCAL AUTHORITY

Powys County Council

REFERRAL SERVICES

Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



General Services:

Mains Electricity, Private and Mains Water connection

Local Authority: Powys**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:

What3words: ///sweetened.making.welcome

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.