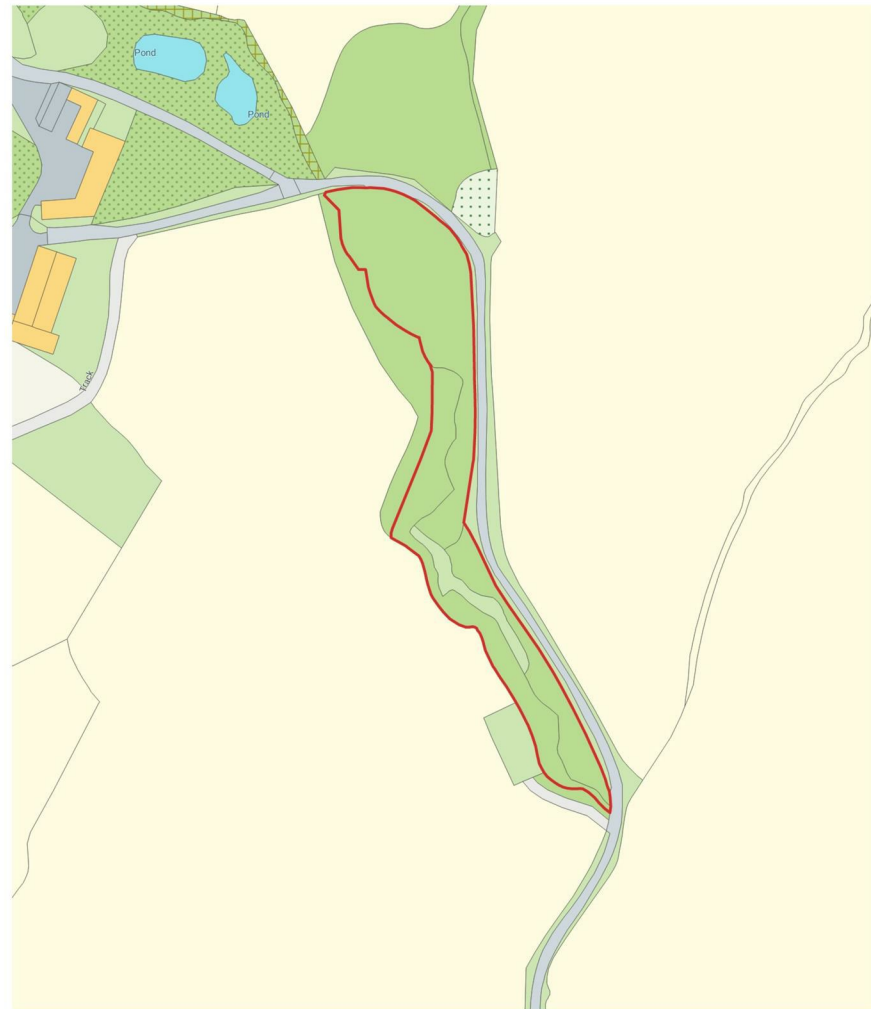


FOR SALE

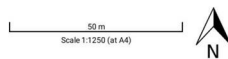


Approximately 0.86 acres of, Amenity Woodland at Llanbrynmair, Powys, SY19 7DU

Amenity Woodland at Llanbrynmair



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FOR SALE

Auction Guide Price £15,000-£20,000

Approximately 0.86 acres of, Amenity Woodland at Llanbrynmair, Powys, SY19 7DU

Auction Guide: £15,000 - £20,000 \*(please see section titled Guide Price/Reserve)



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Rural Professional Department  
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- Approximately 0.86 acres
- Amenity woodland
- Roadside access
- Potential for a range of uses
- Approx. ½ mile from Llanbrynmair village
- For sale by public auction on 26th April 2024

**SITUATION**

The amenity woodland is located adjacent to the council-maintained road that leads from the A470, approximately ½ mile from the Mid Wales village of Llanbrynmair which has a number of local services and facilities, approximately 10 miles from Machynlleth and 16 miles from Newtown. The Mid-Wales coast is just over 20 miles away.

**DESCRIPTION**

A rare opportunity to purchase a tranquil and picturesque corner of Wales. The property comprises of approximately 0.86 (0.35 ha) of delightful amenity woodland which has access directly off the council-maintained road via a single gateway, into a level area which is useful for off-road parking. There are numerous species of mature and semi-mature trees on the land which is crossed by a beautiful stream.

The peaceful woodland has a multitude of potential uses relating to leisure, biodiversity and woodland management.

Fantastic walks, tourist attractions and various points of interest are a short distance away.

**SERVICES**

We understand the land is not currently connected to any services.

**TENURE**

The land is of freehold tenure and vacant possession will be given on completion of the purchase.

**RIGHTS OF WAY, EASEMENTS AND WAYLEAVES**

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

**BOUNDARIES, ROADS AND FENCES**

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

**MINERAL RIGHTS**

The mineral rights are reserved as part of the manorial rights within the Manors of Talerddig, Arwystli and Cyfeiliog.

**LOCAL AUTHORITY**

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

**PLANNING**

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

**VIEWING**

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

**METHOD OF SALE**

The property is for sale by public auction at 3pm on Friday 26th April 2024, at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR

**GUIDE PRICE/RESERVE**

Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

**MONEY LAUNDERING REGULATIONS**

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

**LEGAL PACK**

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

**CONDITIONS OF SALE**

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

**BUYER'S PREMIUM**

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the hammer, they will be responsible for paying a Buyer's Premium. This is additional the purchase price and is set at 2.5% plus VAT, of the "hammer price", subject to a minimum fee of £1,950 plus VAT (£2,340). This fee will apply whether the lot is purchased before, at or after the auction.

**SOLICITOR**

Mr Christopher Bates, Morris & Bates Solicitors, PO Box 1, Alexandra Road, Aberystwyth, SY23 1PT. Tel: 01970 625 566.

**SOLE AGENTS**

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