



RHYDDWR

THE ANCHOR | CRAVEN ARMS | SHROPSHIRE | SY7 8PR





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Newcastle-on-Clun 6 miles | Clun 10 miles | Bishops Castle 10 miles | Kerry 5 miles | Newtown 10 miles
(all mileages are approximate)

*A most attractive small farm located in a totally
unspoilt rural location on the Wales/England border.*

A detached stone 4-bedroomed farmhouse in need of modernisation and repair.
A courtyard of traditional stone farm buildings, which have potential for change of use into residential accommodation.
Set in over 83 Acres.
Total privacy with excellent views over adjoining countryside.

For sale by Private Treaty



Head Office

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Viewing is strictly by appointment with the selling agents

SITUATION

Rhyddwr is situated near to the rural hamlet of The Anchor, which sits on the Wales/England border and is just within Wales. It is approximately 6 miles from Newcastle-on-Clun, 10 miles from Clun, 16 miles from Bishops Castle, 5 miles from Kerry and 10 miles from Newtown.

DIRECTIONS

From Newcastle on Clun proceed west along the B4368 to Anchor, continue straight on and downhill at Anchor crossroads for approximately 300 yards and take the right hand turn. Continue for approximately half a mile and take the stoned farm track on the right to Rhyddwr.

DESCRIPTION

The sale of Rhyddwr provides an increasingly rare opportunity to purchase a small livestock farm in a secluded private location. It has been in the ownership of the Jones family for over 90 years, and now comes on the market following the recent death of Olive Jones.

The farmhouse and farm buildings are constructed of local stone walling and have potential for conversion or adaptation to the prospective purchaser's specification, subject to planning approval being obtained. The land lies within a ring fence and is down to permanent pasture and is surrounded on 3 sides by woodland.

FARMHOUSE

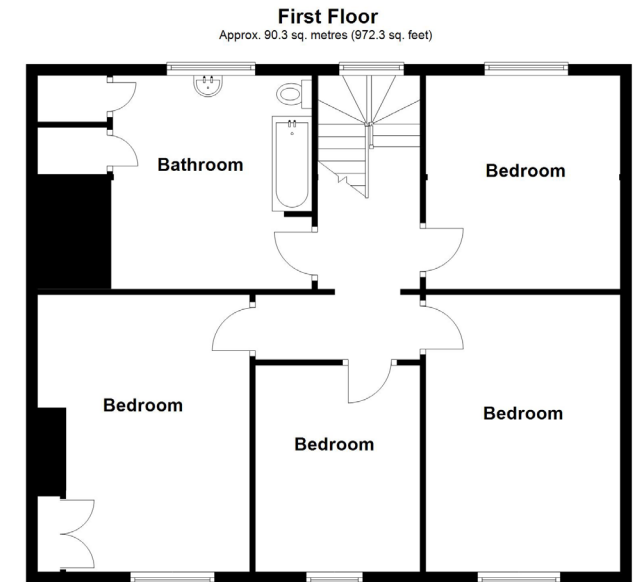
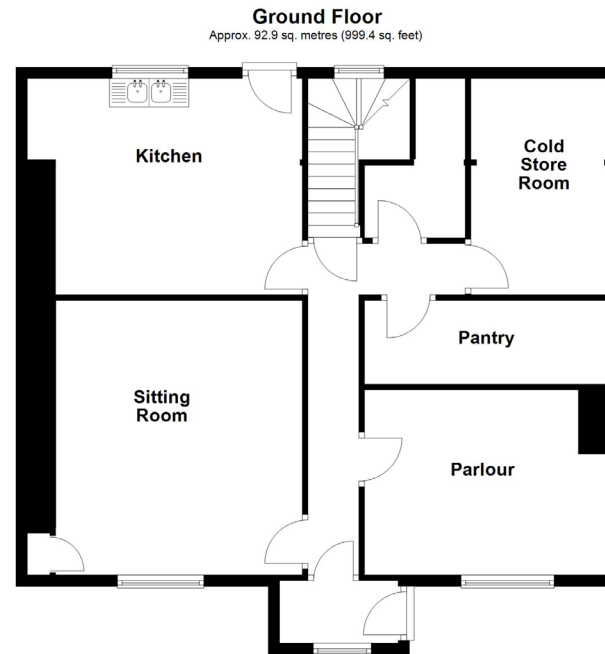
The farmhouse is approached from a minor Council-maintained road, over a very short section of hard cored roadway onto its own private hardcore drive.

The farmhouse is situated immediately opposite the farm buildings and is a detached dwelling constructed of stone under a slated roof.

Its accommodation comprises:

ENTRANCE HALL

LIVING ROOM with modern tiled fireplace, radiator.



Total area: approx. 183.2 sq. metres (1971.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



DINING ROOM with an open fireplace set in an inglenook hearth, with exposed stone walling .

PANTRY with quarry tiled floor.

COLD STORE

BACON CELLAR with stone flagged floor.

KITCHEN with solid fuel Rayburn which heats domestic hot water, sink unit, quarry tiled floor.

Stairs from the **ENTRANCE HALL** to the first floor landing lead to:

BEDROOM ONE with radiator.

BATHROOM with panelled bath, basin, WC, radiator, door to an airing cupboard with hot water cylinder and immersion heater.

BEDROOM TWO with radiator.

BEDROOM THREE with radiator.

BEDROOM FOUR with radiator.

OUTSIDE

At the side of the house is a hardcored pathway leading to the front Garden. It is bordered by mature hedges and a stone wall. There is a stone and slated-roofed Garden Shed.

FARM BUILDINGS

The farm buildings are situated directly opposite the farmhouse and adjacent to the farm roadway. They comprise:

Single storey stone timber and GI **Store Shed**.

A substantial two storey stone and slated-roofed **Range** with former stabling, cow houses, calves cot and loft over. This building overlooks the central courtyard.



A single storey **Range** of stone, brick and slated-roofed former cow houses.

A stone, part-slate and part fibro-cement 2 storey **Range** comprising an **Enclosed Barn** which is used for general storage and an integral **Garage / Implement Stone**.

Lean-to GI and slated-roofed **Single Garage**.

Timber and GI lean-to **Store Shed**.

4-bay portal-framed, block, steel and GI **Enclosed Barn**.

3-bay timber and GI open-fronted **Store Shed**.

2-bay timber and GI **Store Shed**.

LAND

The land comprises a number of convenient sized enclosures of permanent grassland, which are well fenced throughout. It is situated between 1250 ft to 1350 ft above sea level.

The permanent pasture provides good grazing for cattle, sheep or horses and the majority of the fields are suitable for mowing for grass conservation.

It has the benefit of natural water supplies and there are water tanks in the farmyard and in the field behind the farm buildings which are served by the private farm water supply.



ACCESS

The farm is approached via its own private driveway and it also has road frontage from The Anchor to Kerry Pole Road in OS No. 3081 between Forest Lodge and Brook House.

SCHEDULE

Field Number	Description	Area (acres)	Area (ha)
2121	Farmhouse and Garden	0.07	0.16
2317	Pasture	0.89	2.19
2126	Farm buildings and Pasture	0.45	1.10
1523	Pasture	1.09	2.68
1521	Pond	0.06	0.14
0112	Farm Drive	0.09	0.23
0122	Pasture	2.79	6.88
8833	Pasture	3.62	8.94
1237	Pasture	3.96	9.79
2943	Pasture	4.83	11.94
3721	Pasture	3.98	9.83
4405	Pasture	5.14	12.70
3081	Pasture	<u>6.66</u>	<u>16.46</u>
Total		33.63	83.04

The land is classified as Grades 3/4 on the Provisional Land Classification Map of England and Wales, as published by DEFRA.



COUNCIL TAX

The property is currently in Council Tax Band G.

EPC RATING

The farmhouse has an EPC rating of E.

SERVICES

Mains electricity. Private water supply pumped from a reservoir by a pressure switch to the farmhouse, and to a water tank in the farmyard and one water tank behind the farm buildings. Oil-fired central heating. Cess pit drainage. It is not connected to Broadband.

BASIC PAYMENT SCHEME

The property is registered on the Rural Land Register with Natural Resources for Wales, and the vendor will transfer 33.11 units of Basic Payment Entitlements to the purchaser on completion, subject to approval by Welsh Assembly.

N.B. The vendor has submitted a BPS Claim on this land and the purchaser must indemnify the vendor against any breaches of cross compliance for the duration of the calendar year.

ENVIRONMENTAL STEWARDSHIP

The land is not currently subject to any Environmental Stewardship schemes.

SPORTING RIGHTS

As far as we are aware, the sporting rights are in hand.

TENURE

The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY, EASEMENTS AND CONVENANTS

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.

LOCAL AUTHORITY

Powys County Council.

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.

STATUTORY DESIGNATION

The property is in a Nitrate Vulnerable Zone (NVZ).

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale by private treaty, as a whole.

SOLICITOR

Harrisons, 30 Broad Street, Welshpool,
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SOLE AGENTS

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