

FOR SALE

Land at Y Gribyn Llawr-Y-Glyn, Caersws, SY17 5RH



FOR SALE

Offers in the region of £5,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

LAND AND WOODLAND FORMERLY PART OF GRIBYN, LLAWR-Y-GLYN.
An attractive opportunity to acquire two parcels of woodland and amenity land situated in an unspoilt rural location near Llawr-Y-Glyn. The land benefits from extensive roadside frontage, excellent accessibility, and attractive views across the surrounding countryside.



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- **LAND AND WOODLAND FORMERLY PART OF GRIBYN, LLAWR-Y-GLYN**
- **Two parcels of woodland**

SITE ONE
MATURE SOFTWOOD WOODLAND (0.36 acres)

Extending to a well-established block of predominantly coniferous woodland comprising mature softwood timber with commercial, conservation and amenity appeal.

The woodland contains a dense stand of established softwood trees, principally spruce and fir species, with many trees exhibiting good height, form and clean stems. The timber offers potential for future management, thinning or harvesting, subject to all necessary statutory consents and felling licences.

The land benefits from direct frontage onto a quiet country lane, providing convenient access for woodland management, timber extraction and general recreational use.

The woodland occupies a gently sloping site with a natural understorey of ferns and native vegetation. Traditional hedgerows and adjoining agricultural land create an attractive setting whilst the topography provides natural drainage throughout the parcel.

Boundaries comprise a combination of hedgerows, fencing and adjoining land features. Boundary fencing is not continuous throughout and is in varying condition.

Site 1 benefits from an active felling licence valid until 2028, offering the potential for an immediate income opportunity. Full details of the licence are contained within the solicitor's auction pack.

- SITE ONE - KEY FEATURES**
- Mature stand of softwood timber.
 - Roadside frontage and direct access.
 - Gently sloping and naturally drained site.
 - Attractive rural setting.
 - Amenity, conservation and commercial potential.

SITE TWO
AMENITY WOODLAND AND ROADSIDE VERGE LAND (1.04 acres + 0.18 acres)

Located a short distance from site one.

An unusual and versatile parcel of amenity land comprising woodland and roadside verge strips located on both sides of the adjoining country lane.

The lot benefits from extensive frontage and access along both sides of the roadway, creating excellent accessibility and a high degree of control over the immediate roadside environment.

The principal wooded area comprises a mixed stand of mature native broadleaf trees with established undergrowth, ferns and natural ground flora, creating an attractive and biodiverse woodland habitat.

The land displays varied topography including gently sloping banks, woodland clearings and areas of naturally fallen timber. These features provide opportunities for habitat enhancement, conservation management, firewood production and recreational use, subject to any necessary consents.

Situated within a picturesque valley setting, the land enjoys attractive views over neighbouring farmland and the wider surrounding countryside.

- SITE TWO - KEY FEATURES**
- Woodland and amenity land situated on both sides of the lane.

- Extensive roadside frontage.
- Mixed native broadleaf woodland.
- Attractive natural habitat.
- Conservation, amenity and recreational appeal.
- Accessible rural location with attractive views.

GENERAL REMARKS
The property is offered Freehold with vacant possession available upon completion in one lot.

There is a natural water supply available on both sites. In addition,site two contains a spring/water pump installation owned by a neighbouring landowner. The rights relating to this installation are clearly set out and protected by covenants contained within the title documentation.

PLANS, AREAS AND BOUNDARIES
The plans contained within these particulars are based upon Ordnance Survey data and are provided for identification purposes only. Purchasers shall be deemed to have satisfied themselves as to the description, boundaries and areas of the property.

Neither the vendor nor the selling agents can give any warranty as to the ownership, position or condition of any boundary structures. Purchasers should note that boundary fencing is incomplete in places and generally in varying states of repair. Purchasers shall be deemed to have satisfied themselves as to the extent and condition of all boundaries prior to exchange of contracts.

SPORTING, TIMBER AND MINERAL RIGHTS
So far as they are owned, the sporting, timber and mineral rights are included within the sale.

WAYLEAVES, EASEMENTS AND RIGHT OF WAY
The property is sold subject to and with the benefit of all existing rights of way, wayleaves, easements, covenants and restrictions whether specifically referred to in these particulars or not.

DIRECTIONS
Postcode for the property is SY17 5RH
What3Words Reference is ///extra.acclaim.joys

VIEWINGS
The land may be viewed at any reasonable time during daylight hours whilst in possession of a copy of these particulars. Prospective purchasers are requested to exercise due care when inspecting the property, ensure that access routes remain unobstructed and respect neighbouring landowners, livestock and property.

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures that the property/land will sell for and they 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.

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ANTI MONEY LAUNDERING CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.