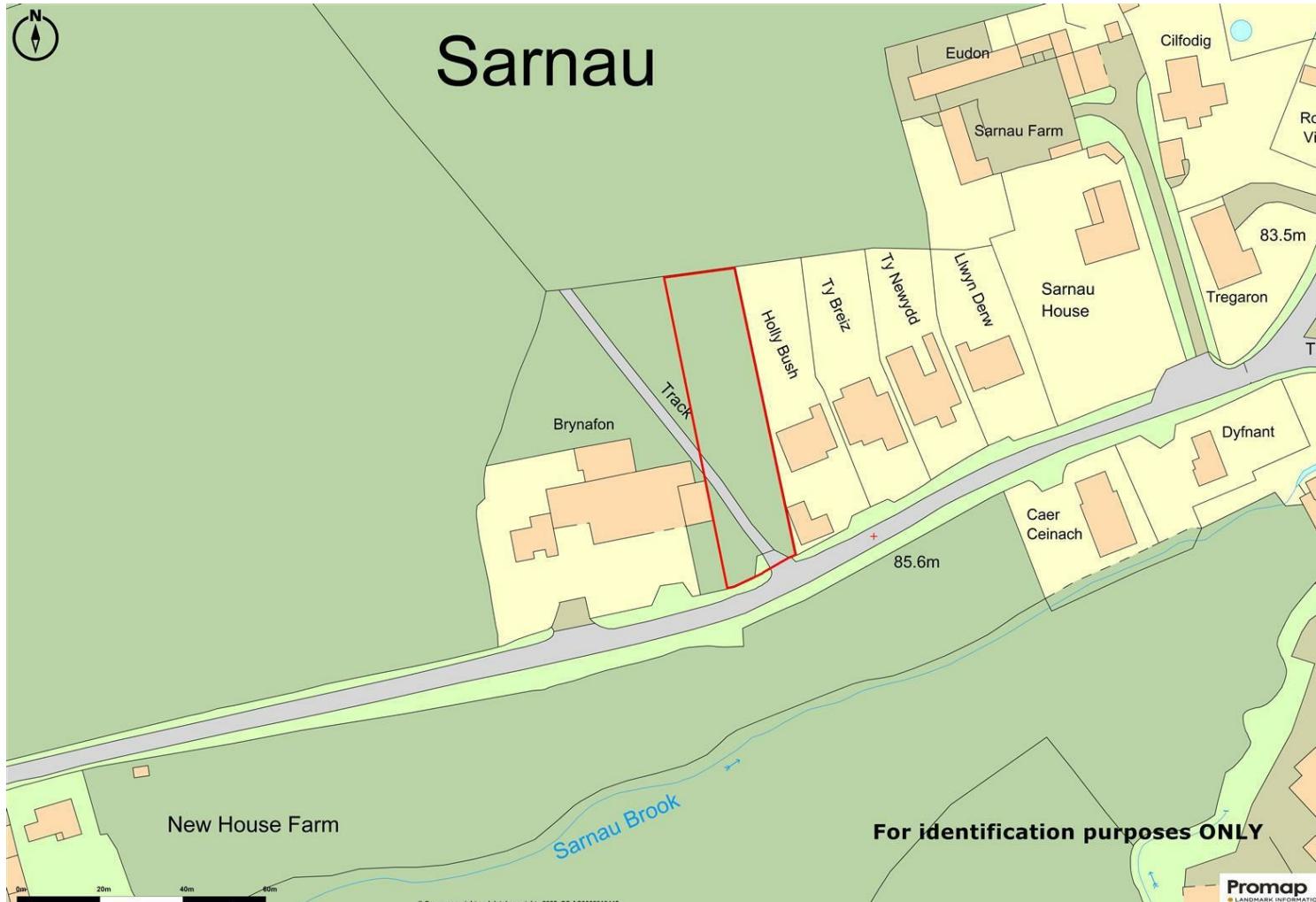
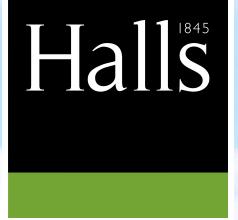


FOR SALE

Land To The East of Brynffynon, Sarnau, Llanymynech, SY22 6QN



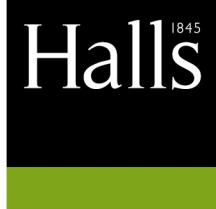
FOR SALE

Auction Guide Price £15,000 - £20,000

Land To The East of Brynffynon, Sarnau,  
Llanymynech, SY22 6QN

\*\*\* Auction Guide Price £15,000 - £20,000\*\*\*

A conveniently sized parcel of predominately grassland extending to around 0.33 acres, benefitting from easy road access and with open views to the rear, peacefully situated on the perimeter of the popular village of Sarnau.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Welshpool (8.5 miles), Oswestry (10.5 miles), Shrewsbury (17 miles)

All distances approximate

- Ext to approx. 0.33ac
- Convenient Road Access
- Predominately in grass
- Open Farmland to the rear
- Adjoining Barn and Dwelling also available for purchase
- Edge of Village Location

#### DESCRIPTION

Halls are delighted with instruction to offer around 0.33ac of land adjoining the Barn at Brynfynnon for sale by public auction

The land, which presently forms part of Brynfynnon, extends, in all, to around 0.33ac, or thereabouts, and enjoys convenient access from the south via a council-maintained road, with open farmland positioned to the rear.

The land over scope for a variety of usages, namely the grazing of a range of livestock but particularly horses or ponies, and may, potentially, offer scope for development in years to come (LA consent permitting).

#### SITUATION

The land is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county town of Shrewsbury is also within a short drive (17 miles) and has a more comprehensive range of amenities of all kinds.

W3W

///rider.figure.astounded

#### BRYNFFYNNON & BARNs

Byrnffynnon, a to-be detached three Bedroom family home requiring modernisation with generous gardens, as well as an agricultural barn with planning permission for two open-market dwellings, will be offered within the same sale.

#### OVERAGE

The land will be subject to an overage of 25% of any increase in value brought about by residential planning/development, for a period of 25 years.

#### N.B.

The purchaser of the barn will be required to erect a boundary fence on the western perimeter within 90 days of completion.

#### AUTOMATIC RIGHT TO PURCHASE

To the west of the land are barns with planning permission for conversion into two open market dwellings. Upon the fall of the hammer for the adjoining barns, the successful bidder will enjoy the automatic right to purchase the paddock for a fixed price of £25,000 plus buyers premium. Should the successful bidder not wish to exercise their automatic right to purchase, the paddock will be offered for sale by public auction with a guide of £15,000 - £20,000.

#### SERVICES

We are advised that the land does not, at present, enjoy access to any mains services.

#### TENURE

The land is said to be of Freehold tenure and vacant possession will be granted upon completion.

#### LOCAL AUTHORITY

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

#### BOUNDARIES, ROADS, AND FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

#### EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

#### METHOD OF SALE

The land will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### CONTRACTS AND LEGAL PACK

The land will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mr M Daly of Rowlinsons, Solicitors, of Rowlinson House, Clifton Road, Sutton Weaver, Runcorn, WA7 37F or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### BUYER'S PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of the Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the Land is sold before, at or after the Auction.

#### \*IMPORTANT\* AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

#### VIEWINGS

At any point during daylight hours by those in possession of a copy of Halls' sales particulars.

