

Roger Parry & Partners

Land known as Bron Fedw, Meifod, SY22 6YF





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Price Guide as a Whole: Price Guide £190,000

The property comprises two parcels of land extending to approximately 16.39 acres (6.63 ha) being offered for sale either as a whole or in two lots. The property consists of a mixture of permanent pasture and amenity woodland, offering significant scope for improvement or diversification. Both parcels benefit from good access off the minor council highway.

Part of Lot 1 includes the former Bron Fedw farmhouse, which although is dis-used, has the potential to convert/build into a new dwelling, subject to gaining the necessary planning consents.

GUIDE PRICES
LOT 1 (9.52 acres, or therabouts) - £120,000
LOT 2 (6.87 acres, or therabouts) - £70,000

Situation
The property is located near the village of Meifod, and is in close proximity to both Llanfair Caereinion and Welshpool.

Services
Natural water supply

Lotting
The property is available for sale either in two lots or as a whole.
Lot 1: Extending to approximately 9.52 acres (3.85 ha)
Lot 2: Extending to approximately 6.87 acres (2.78 ha)

Method of Sale
Private Treaty

Local Authority
Powys County Council

Wayleave, easements and rights of way
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

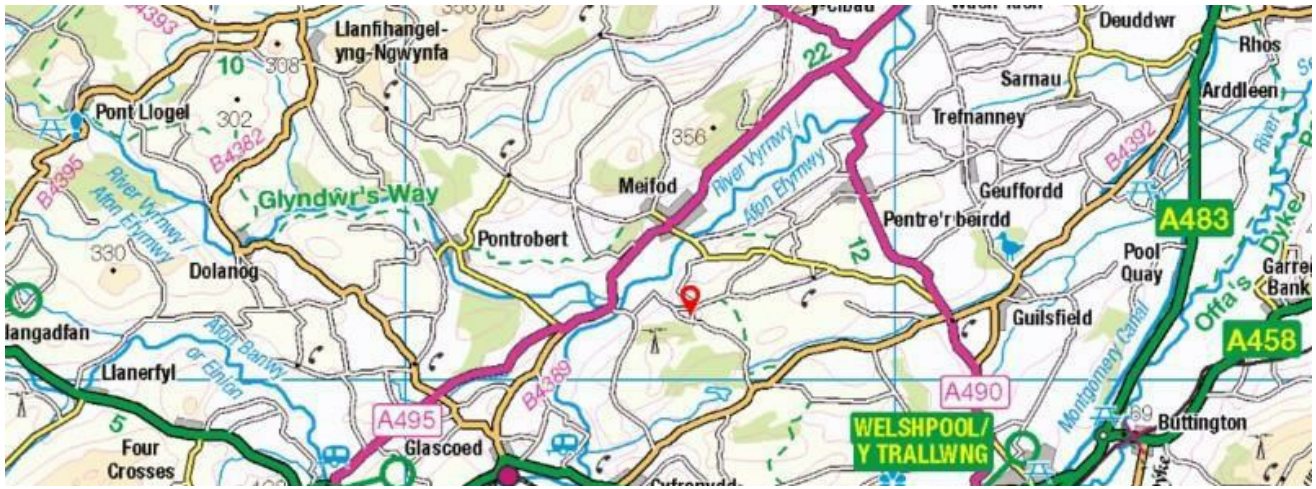
Plans, areas and schedules
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation











General Services: Natural water supply

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:

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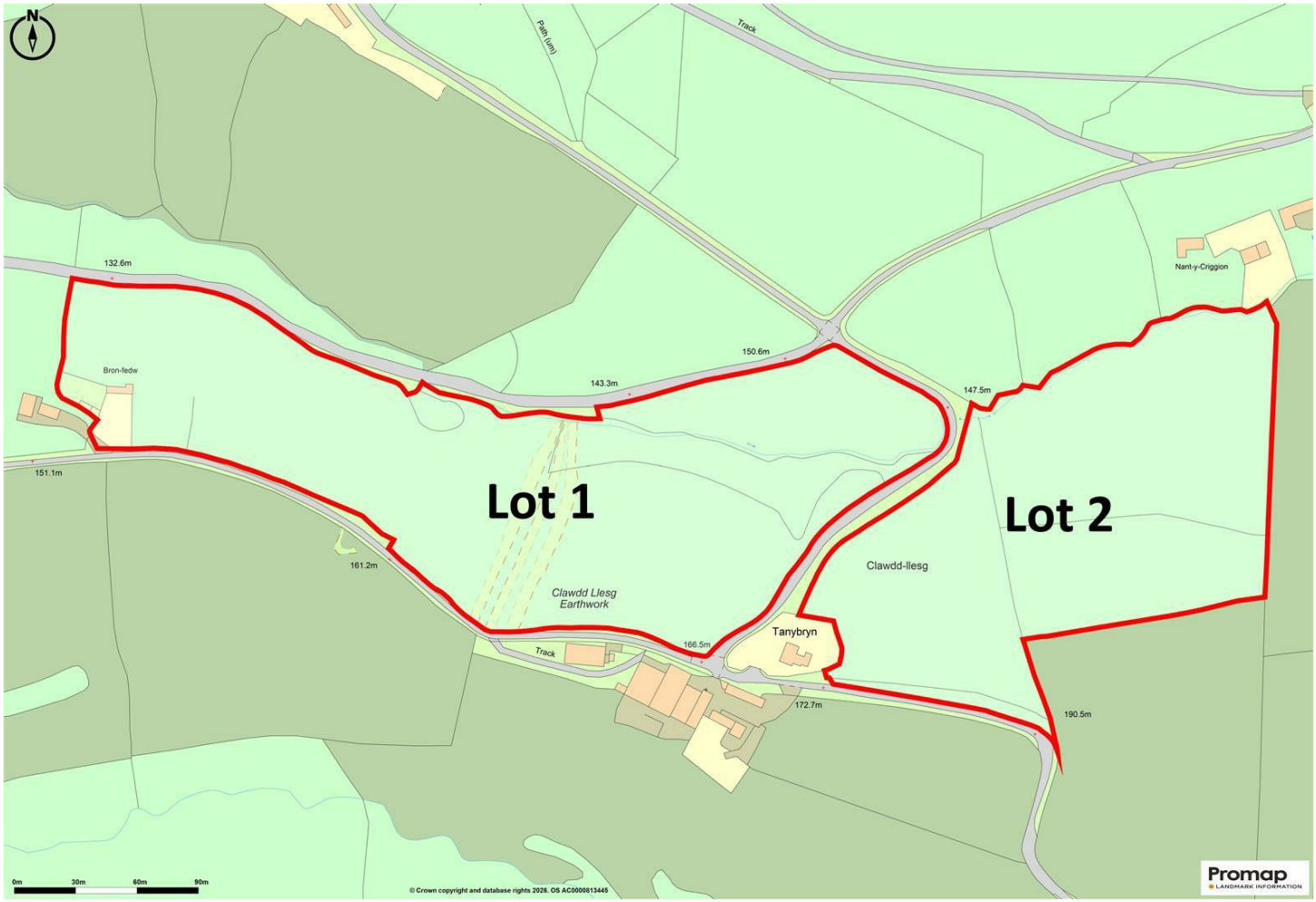
Viewing arrangements

Viewing of the property is strictly during daylight hourse only

Roger Parry & Partners LLP

Please contact Tudor Watkins at our Welshpool Office:
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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 t o 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 s hould 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 b een 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.