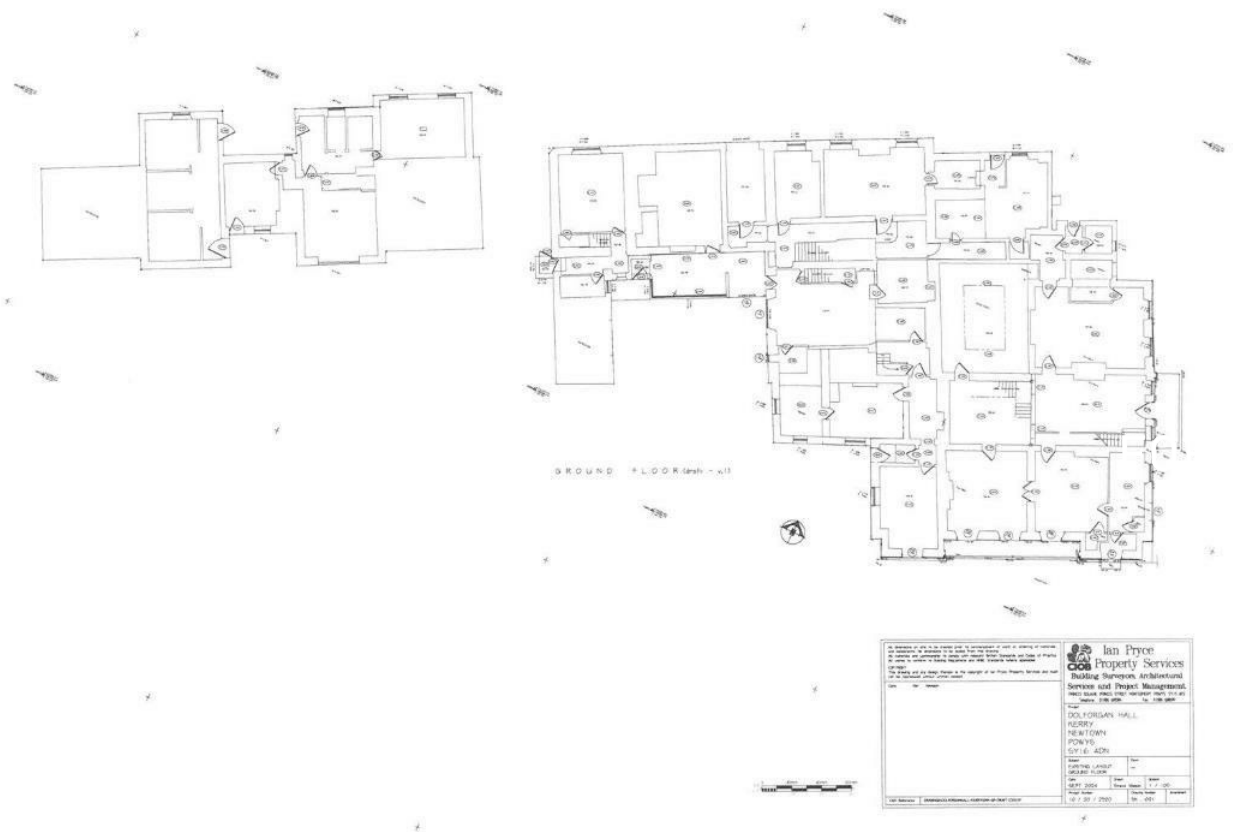


FOR SALE

Dolforgan Hall Kerry, Newtown, Powys, SY16 4DN



FOR SALE

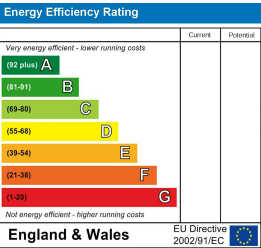
Guide Price £100,000 to £150,000

Dolforgan Hall Kerry, Newtown, Powys, SY16 4DN

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.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

Halls 1845

01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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01588 638 755



- **A spectacular Grade II* Listed Country House**
- **Boasting some significant architectural features**
- **Requiring a complete scheme of renovation and refurbishment**
- **Currently listed as 6 individual apartments with a floor area of approx. 14,599 square feet**
- **Edge of village setting with parkland views**
- **Set in a beautiful rural setting in around 1.4 acres of gardens & wood**
- **Available by public auction (Subject to special conditions and prior sale)**
- **Friday 25th September 2026 at 2pm**
- **Joint agents Halls and Morris Marshall & Poole**

DIRECTIONS

From Newton proceed East on the A489 towards Craven Arms up and over the Vastre bank for 2 miles and at the bottom of the hill before the village of Kerry turn left onto an unmarked lane and continue to the end of this tarmac shared drive and the property is at the end of this short lane. What3Words: mentioned.clock.palm

SITUATION

Dolforgan Hall is situated in an idyllic location on the edge of the pretty village of Kerry at the head of the renowned vale of the same name and commands fine views over open parkland fields to the East. The town of Newtown is only 2.5 miles away and provides an excellent range of services and amenities with access to the national railway network and by road onto the new By-Pass with routes North & South. Routes into Shropshire and the Midlands are also available via the A489.

DESCRIPTION

Dolforgan Hall is one of the most important country houses in the Kerry area, just west of Newtown. The Hall stands in what was once a substantial landed estate that influenced much of the surrounding parish. It is a Grade II* Listed building, reflecting its national architectural and historic significance and some of its iconic features include a grand columned entrance portico, symmetrical Regency facades, a fine internal staircase and reception rooms, formal gardens and stunning views over traditional parkland. The site was occupied by a manor house from at least the 17th century with much of the older house replaced with an elegant Georgian/Regency mansion seen today although now requiring a complete scheme of renovation and refurbishment which will require a sympathetic eye and a passion for older buildings. Today the hall is divided into 6 separate and spacious self-contained residential apartments, none of which are currently habitable but in total possess an approximate floor area of 14,500 square feet. The Hall stands in approximately 1.4 acres of mature architecturally landscaped gardens and wood which again requires much tender loving care.

GENERAL REMARKS

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 25TH SEPTEMBER 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of 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.

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

BOUNDARIES, ROADS & 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.

CONTRACT & SPECIAL CONDITIONS OF SALE

The property 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 VENDORS SOLICITORS: AVRIL EVANS, MILWYN JENKINS, CRANFORD HOUSE, SEVERN SQUARE, NEWTOWN, SY16 2AG - 01686 626218. EMAIL: aevans@milwynjenkins.co.uk, approximately 14 days 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.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and is set at 3.5% plus VAT of the hammer price, subject to a minimum fee of £4,000 plus VAT (£4,800).

BUYERS' REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

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.

FIXTURES & FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

All 6 apartments are in Council Tax band 'B' on the Powys Council Register.

SERVICES

Mains electricity is on site. A new treatment plant will need to be installed by the purchaser together with a new private bore hole water supply. NOTE: None of the existing services have been tested by the agents.

VIEWING AND JOINT AGENTS

Strictly by appointment with the joint agents:
Halls Holdings Ltd, 2 Barker Street, Shrewsbury, SY1 1QJ TEL: 01743 236444
Morris Marshall & Poole, 10 Broad Street, Newtown, Powys, SY16 2LA. TEL 01686 626160