





Land part of Coed Siencyn, Llanfihangel, Llanfyllin, SY22 5HY
Price Guide £215,000

An exciting opportunity to purchase a block of upland pastureland situated within the north-Powys countryside, extending to approximately 30.87 acres (12.49 hectares), or thereabouts.

The property comprises of four parcels of land suitable for grazing and mowing, with approximately 0.28 acres of woodland. The land is generally flat to gently sloping topography, and has been well maintained, benefitting from stock proof fencing along external and internal boundaries, with mature hedgerows and a number of mature trees. This most useful block of accommodation land lends itself to a range of uses including agricultural, equestrian, woodland plantation, and various amenities.

Llanfyllin: 2.7 miles

Welshpool: 13.9 miles

Oswestry: 15.9 miles

Situation

The property is situated near the town of Llanfyllin, which has good connections to both Oswestry and Welshpool. The property is accessed via a right of way taken directly from the council-maintained highway, entering the land through a gateway with a galvanised hung gate.

Services

The land benefits from a natural water supply.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the vendors are responsible for defining the boundaries or ownership thereof.

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

Local Authority: Powys County Council

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 by appointment only through:

Roger Parry & Partners LLP

Please contact Tudor Watkins at our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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 to 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 should 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 been 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.