

FOR SALE

Vron Hill, Beguildy, Knighton, Powys, LD7 1YS

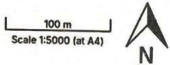


Vron Hill



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FOR SALE

For Sale by Informal Tender

Vron Hill, Beguildy, Knighton, Powys, LD7 1YS

An attractively situated rectangular block of pastureland, which is ideal for the grazing of cattle and sheep, extending to 58.32 Acres (23.60 Hectares).



01743 450 700

Rural Professional Department
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR
Email: reception@hallsgb.com



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1 mile from The Anchor, 8 miles from Newtown and 13 miles from Bishops Castle

- Hill Grazing Land
- Extending to approximately 58.32 acres
- Natural water supplies
- Road access
- For Sale by Informal Tender
- Offers in excess of £5,000 per acre

GENERAL REMARKS

This hill is grazing land, which formed part of Vron Farm and is for sale by Informal Tender as a separate lot.

It is a rectangular block of pastureland which is situated approximately 420 metres above sea level and provides good grazing for cattle and sheep.

The land has been let on Grazing Licences which terminate on 30th November 2026.

SITUATION

It is approximately 1 mile south of The Anchor, 8 miles from Newtown and 13 miles from Bishops Castle.

DIRECTIONS

What3Words: ///staples.bigger.campfires

It has direct road access on to the minor Council maintained roadway which runs from the Anchor to Felindre and Beguildy.

SERVICES

The land has natural water supplies.

VRON FARM

Vron Farm is available by separate negotiation and extends to 162.78 Acres/65.88 Hectares.

REGISTERED TITLE INFORMATION

Vron Farm and Vron Hill are held under Title Number SL145553.

ENVIRONMENTAL STEWARDSHIP

The land has an existing Countryside Stewardship Mid-Tier Stewardship agreement which ends in May 2028. The purchaser will be required to take on this Scheme and will be assigned the benefits and prescriptions of this Scheme for its residual term period.

SPORTING RIGHTS

Sporting Rights are in hand and sold with the freehold.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

BOUNDARIES, FENCES AND ROADS

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.

LOCAL AUTHORITY

Shropshire County Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING

Viewings are strictly by prior appointment with the selling Agents, Halls.

METHOD OF SALE

The property is for sale by Informal Tender. Prospective purchasers are invited to submit their offers for the property in writing either by email to peterw@halls.gb.com or by letter to Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR by 12 noon on 23rd October 2026.

Each offer should be accompanied by:

- Proof of funding.
- Details of your solicitor.
- Proposed timescale for exchange and completion.
- Details of any conditions attached to the offer.

The Vendor does not undertake to accept the highest offer or indeed any offer. To avoid duplication of offers, it is suggested that any offer submitted should be an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids will not be accepted.

The vendors and their agents reserve the right to withdraw or divide the property and vary the sale method if required.

ANTI-MONEY LAUNDERING (AML) 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 £36 (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.

SOLICITOR

Mr R Morris
Morris & Bates
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Ceredigion
SY23 1PT
Tel: 01970 625566

SOLE AGENTS

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