



Mynydd Rhydybiswail Hill, Cefn Coch, Welshpool, Powys, SY21 0AW

Approximateley 87.77 acres of Hill Grazing Land

With excellent roadside access

FOR SALE BY PRIVATE TREATY AS A WHOLE

Guide Price: £3,000/acre

Tel: 01938 555 552

FOR SALE

FOR SALE BY
PRIVATE TREATY
GUIDE PRICE £3,000/acre



87.77 acres of hill land

Approximately 87.77 acres of level pasture and hill grazing with excellent roadside access and natural water supplies in a ring fence

General Remarks

Halls have been favoured with kind instructions to offer this useful block of pasture land/hill grazing land for sale by Private Treaty as it has now become surplus to the vendor's requirements. The land is ideal for grazing and is conveniently served by two access roads leading to the adjoining windfarm. The land is well fenced and has the benefit of natural water supplies.

Situation

The land is situated approximately 2.8 miles West of the nearest village of Cefn Coch and approximately 7.1 miles South West of the nearest town of Llanfair Caereinion. Welshpool lies approximately 15 miles to the East





The Land

The land extends to approximately 87.77 acres and comprises a single enclosure that is well fenced and is served by a tarmacadam access road which leads to the adjoining Wind Farm and passes through the middle of this land. The land is used for grazing purposes and is thought to be ideal for sheep and suckler cow enterprises. The land is described as having slowly permeable wet, very acid upland soils with a peaty surface. The land is classified as Grade 5.

Boundaries, Road and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining ownership of the boundaries, hedges or fences. The land is subject to an annual payment for the use of the roadway which runs through it to the adjoining land upon which are wind turbines. The annual payment will be retained by the vendors.

Planning

The property will be sold subject to any development plan, tree

Preservation order, town planning schedule, resolution or notice which may be, or may come to be in force, subject to any road widening or improvement scheme, land charges or statutory provisions or bye laws without any obligation on the Vendors or their agents to specify them

Water

The land is served by natural water supplies

Basic Payment Scheme

The land will be sold with the benefit of the relevant number of Basic Payment Scheme Entitlements. These will be included as part of the purchase price and will be transferred by the vendors agents at the first available opportunity following completion of the sale. The transfer will be subject to Welsh Assembly Regulations.

Rights of Way, Covenants and Easements

The land is subject to a right of way over the roadway which runs through it. This is in favour of the adjoining Wind Farm. There is also a bridleway which runs through it. For further information please contact the selling agent.

Tenure/Land Registration

We understand that the land is of freehold tenure. The land is registered with the Land Registry

under the title number CYM347314.

The land is subject to a lease:

Land at Mynydd Rhydybiswail, Llanllugan for 37 years from 04012.2015. Lessess's title CYM672063. The lease relates to potential future wind turbines on the land. The vendors intend to retain 50% of any future gain. For more information please contact the selling agents.

Method of Sale

The land is offered for sale by Private Treaty in one lot. The selling agents, on behalf of the vendors, reserve the right to alter or divide the property at any time prior to a sale.

Access

Postcode is SY21 0AW

What3words reference: unrated.hairpin.congested



**Viewing**

The land may be viewed by prospective purchasers at any reasonable time during daylight hours with a set of these particulars. Please make sure that you shut any gate that you have opened.

Local Authority

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

Guide Price

£3000/acre

Sole Agents

James F Evans MRICS
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FOR SALE by Private Treaty



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your

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1845

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