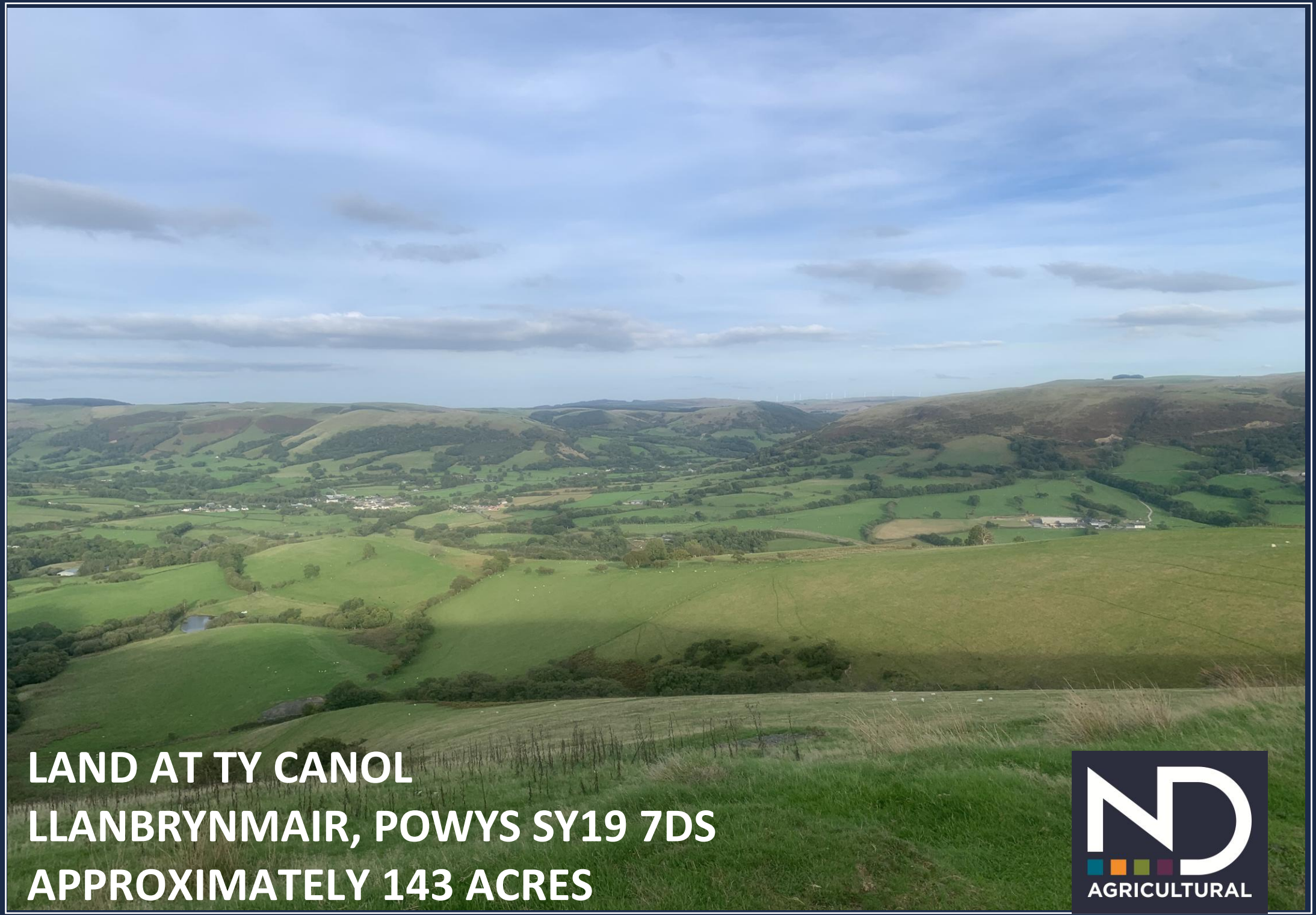

LAND AT TY CANOL
LLANBRYNMAIR, POWYS SY19 7DS
APPROXIMATELY 143 ACRES

ND AGRICULTURAL

LAND AT TY CANOL
LLANBRYNMAIR, POWYS SY19 7DS

Offers in excess of £660,000



Picturesque land in the Powys countryside

- Approximately 143 acres of productive upland pasture
- Attractive easterly aspect with far-reaching rural views
- Areas of defined established commercial and amenity woodland
- Productive grazing and forage land historically used for cattle and sheep
- Excellent Sustainable Farming Scheme potential

FOR SALE BY PRIVATE TREATY

Consumer Protection from Unfair Trading Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan.



Summary

An attractive ring-fenced block of productive upland pasture extending to approximately 143 acres, positioned in a prominent location near Llanbrynmair in mid Wales.

The land comprises a versatile block of grazing land, together with areas of established woodland, natural water supplies and an internal stone access track providing excellent access throughout the holding. Occupying an elevated position with an attractive easterly aspect, the property enjoys far-reaching views over the surrounding rolling countryside.

The holding offers considerable appeal to those seeking additional grazing land, lifestyle buyers, conservation interests and investors looking to capitalise on emerging environmental and natural capital opportunities. The land now provides opportunity for habitat and woodland maintenance payments under Sustainable Farming Scheme.

The Land

Extending to approximately 143 acres in total, the land comprises a productive block of permanent pasture divided into a number of practical area compartments.



The holding is capable of supporting a range of livestock enterprises, with areas suitable for both grazing and forage production. Two well-maintained internal stone tracks provide convenient access throughout much of the property for livestock and machinery operations.

Several areas of woodland are dispersed across the holding, providing shelter, biodiversity value and visual interest within the landscape. Many of the fields display attractive tree lined field boundaries. A natural water supply serves the land.

Sustainable Farming and Environmental Opportunities

The holding inherits natural characteristics to capture the increasing focus on sustainable land management and environmental enhancement throughout Wales.

The existing woodland, permanent pasture, natural water features and varied habitats offer significant potential for participation within the Sustainable Farming Scheme and other natural capital opportunities, subject to eligibility and scheme requirements. The property may be particularly attractive to purchasers seeking to combine agricultural production with biodiversity enhancement.

Services
The property benefits from a natural water supply. We are unaware of any other services.



Location
The land enjoys a convenient rural location near Llanbrynmair, within the agricultural heart of Mid Wales. The village provides a range of local amenities, whilst a wider selection of services can be found in the nearby market towns of Machynlleth (approximately 12 miles) and Newtown (approximately 14 miles). Aberystwyth, situated approximately 30 miles to the west, offers a comprehensive range of educational, retail and leisure facilities together with access to the Cardigan Bay coastline.

Access to the property is gained directly from the public highway at What3Words: ///evolution.isolated.cutaway

The property is offered for sale freehold with vacant possession upon completion.

Please note: The Vendor will retain ownership of the parcel of land extending to approximately 0.6 acres shown marked "1" on the Land Plan and reserves a private right of access over the driveway shown coloured blue. The retained land may be available for sale by separate negotiation.

Sustainable Farming and Environmental Opportunities

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Sporting, Timber and Mineral Rights
The timber rights, as long as they are owned are included in the sale. However, the mineral and sporting rights are not owned, please contact the agents for further details.

Local Authority
Powys County Council

Easements, Wayleaves and Rights of Way
The property is sold subject to and with the benefit of; all existing rights of way whether public or private, light, support, drainage, water and electricity supplies, together with all the rights of way obligations, easements and wayleaves whether referred to in these particulars or not. Ask the agent for further details. Subject to Bridleway 219/26/1 and footpath 219/27/1.

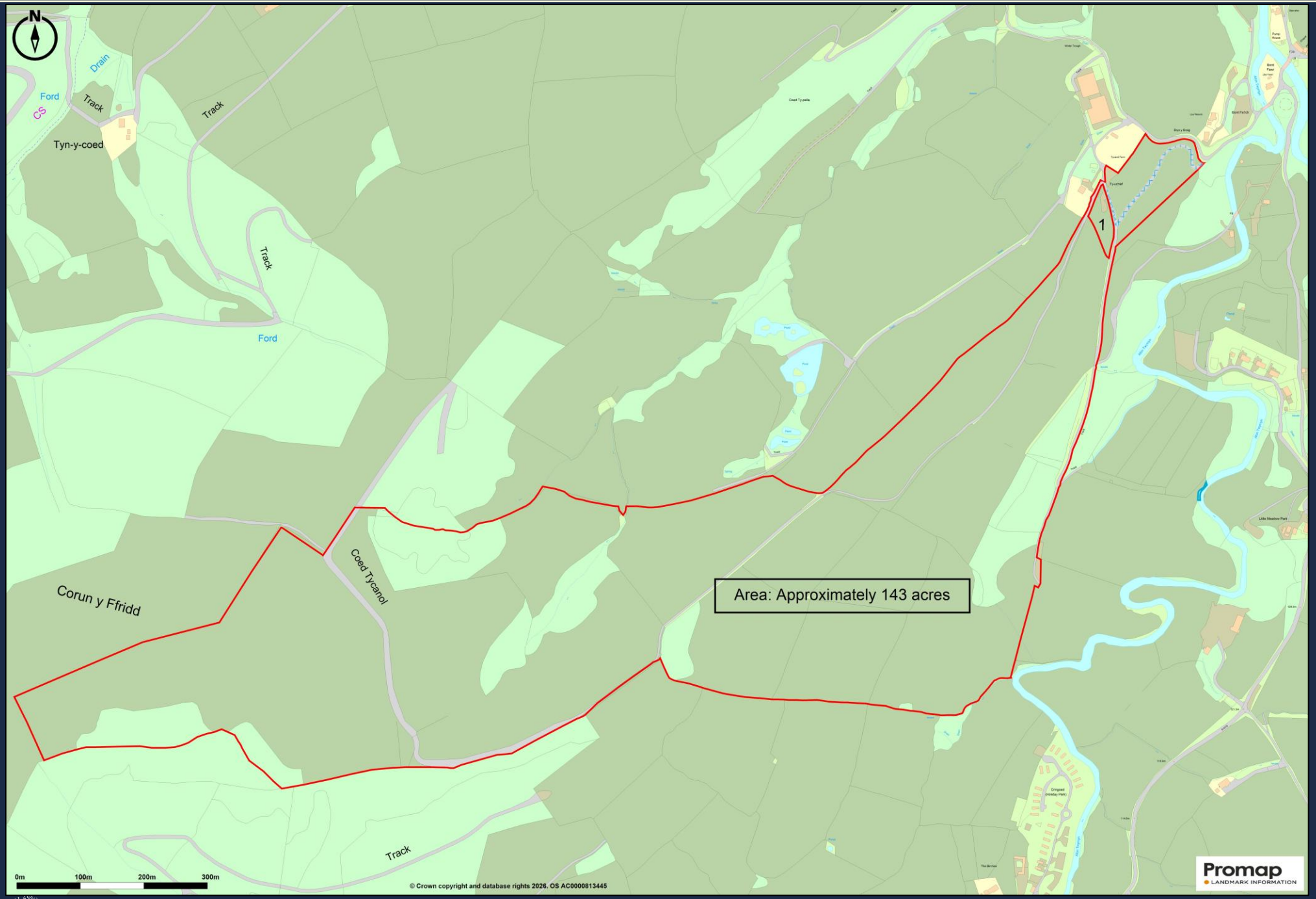
Viewings
Viewing is strictly by prior appointment with the sole selling agent.



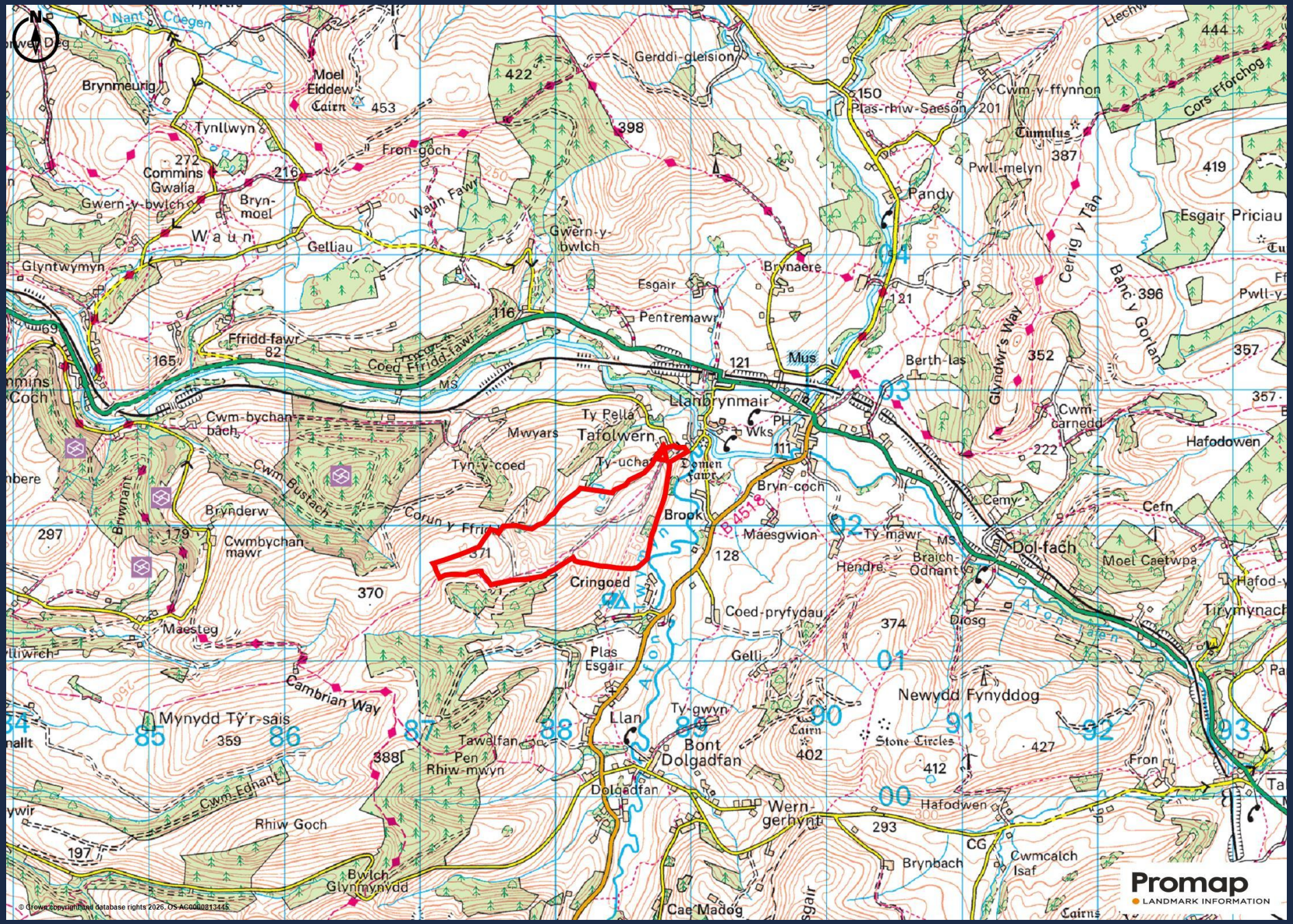








NOCK DEIGHTON AGRICULTURAL LLP, Livestock Centre, Llysonnen Rd, Carmarthen SA33 5DR
Tel: 01467 493199 email: carmarthenproperty@nockdeighton.co.uk www.nockdeightonagricultural.co.uk
Regulated by RICS



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