



THE VRON

BEGUILDY | KNIGHTON | POWYS | LD7 1YS





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Knighton 9 miles | Newtown 7 miles | Bishops Castle 14 miles

(All mileages are approximate)

A FERTILE AND PRODUCTIVE LIVESTOCK FARM IN A TOTALLY UNSPOILT RURAL LOCATION

An attractive, detached, recently modernised stone four bedroomed Farmhouse

Purpose built portal framed Farm building and traditional stone Range

Productive Pastureland

A private location with excellent views over surrounding countryside

Extending in total to 162.78 Acres

For sale by Informal Tender



Head Office

Halls Holdings House, Bowmen Way
Battlefield, Shrewsbury, SY4 3DR

E: Peter Willcock – peterw@hallsgb.com

Henry Evans – hevans@hallsgb.com

Rachel Howson – rachelh@hallsgb.com

T: 01743 450700

Viewing is strictly by appointment with the selling agents

SITUATION

The Vron is situated close to the villages of Felindre and Beguildy, and is approximately $\frac{3}{4}$ mile from the B4355 Newtown to Knighton Road which runs through the village of Felindre. It is located in a beautiful unspoilt location in an elevated position overlooking the Beacon Hill range.

DIRECTIONS

What3Words: [///test.winning.gilding](https://www.what3words.com/#!/en/0G8G-8888-8888)

GENERAL REMARKS

A good opportunity to acquire a 162.78-acre livestock farm in an unspoilt location on the Powys/Shropshire border, comprising a detached, recently modernised four-bedroom stone farmhouse, purpose-built farm buildings, productive pastureland and excellent views over the surrounding countryside.

The convenient sized enclosures are bordered by hedges or fencing and the land has good natural water supplies. The River Teme runs within the southern boundary of the farm, and approximately 6 acres of the farm are situated in Powys, with the remainder being situated in Shropshire.

It is approached from the Felindre to The Anchor minor roadway along a short no through road on to the farm driveway.



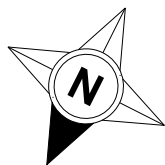
FARMHOUSE

Vron Farmhouse is an impressive, detached stone and slate dwelling, renovated and modernised approximately 15 years ago. The spacious accommodation is filled with natural light and includes generous reception rooms, well suited to family living and entertaining. The well-appointed kitchen offers ample dining space and is complemented by a useful utility room with rear external access. A ground-floor shower room with W.C. provides additional convenience. The first floor comprises four well-proportioned double bedrooms, a family bathroom and en-suite facilities. The property also benefits from a large cellar with external access.

Outside the property there is a raised small slate patio and garden which wraps around the property overlooking the rolling hills of Mid Wales and a rear private parking area.

The farmhouse has all the required modern amenities but still exudes its original charm and character.





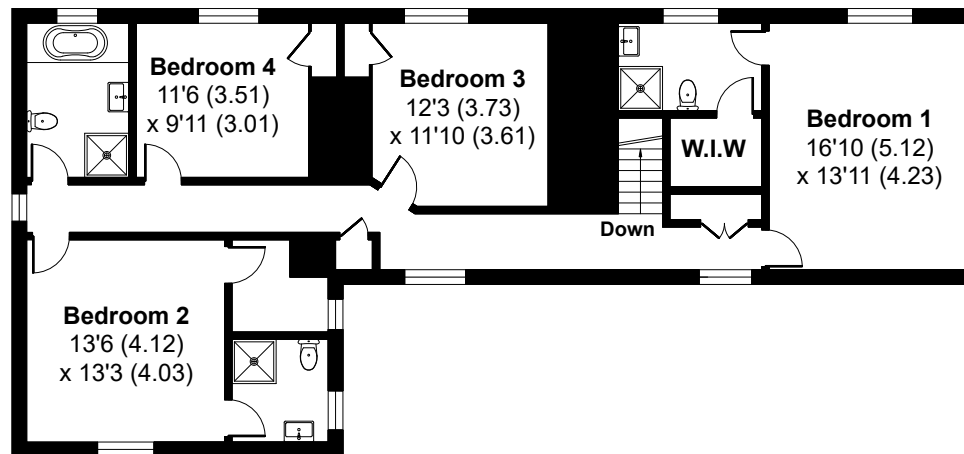
Approximate Area = 2798 sq ft / 259.9 sq m

Garage = 1751 sq ft / 162.7 sq m

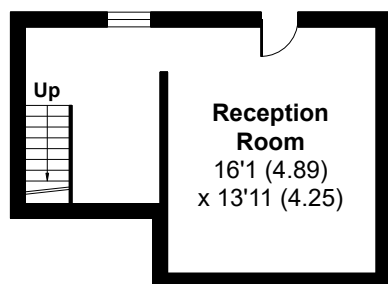
Outbuilding = 6320 sq ft / 587.1 sq m

Total = 10869 sq ft / 1009.7 sq m

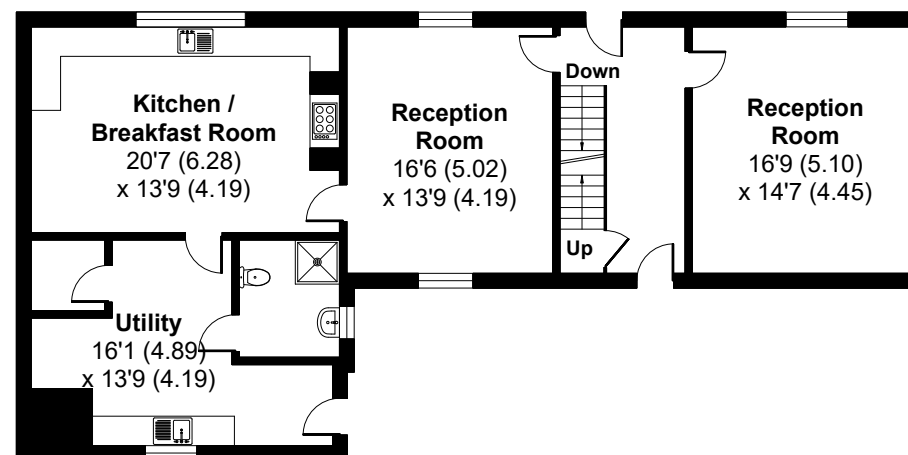
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FARM BUILDINGS

The Vron Farm has a small range of well positioned portal framed agricultural buildings suitable for livestock housing and fodder storage. In addition, situated below the farmstead is a traditional stone and timber-built Range incorporating a first floor. This attractive traditional building offers considerable character and, subject to obtaining the necessary planning consents, presents potential for conversion for alternative uses.

VRON HILL

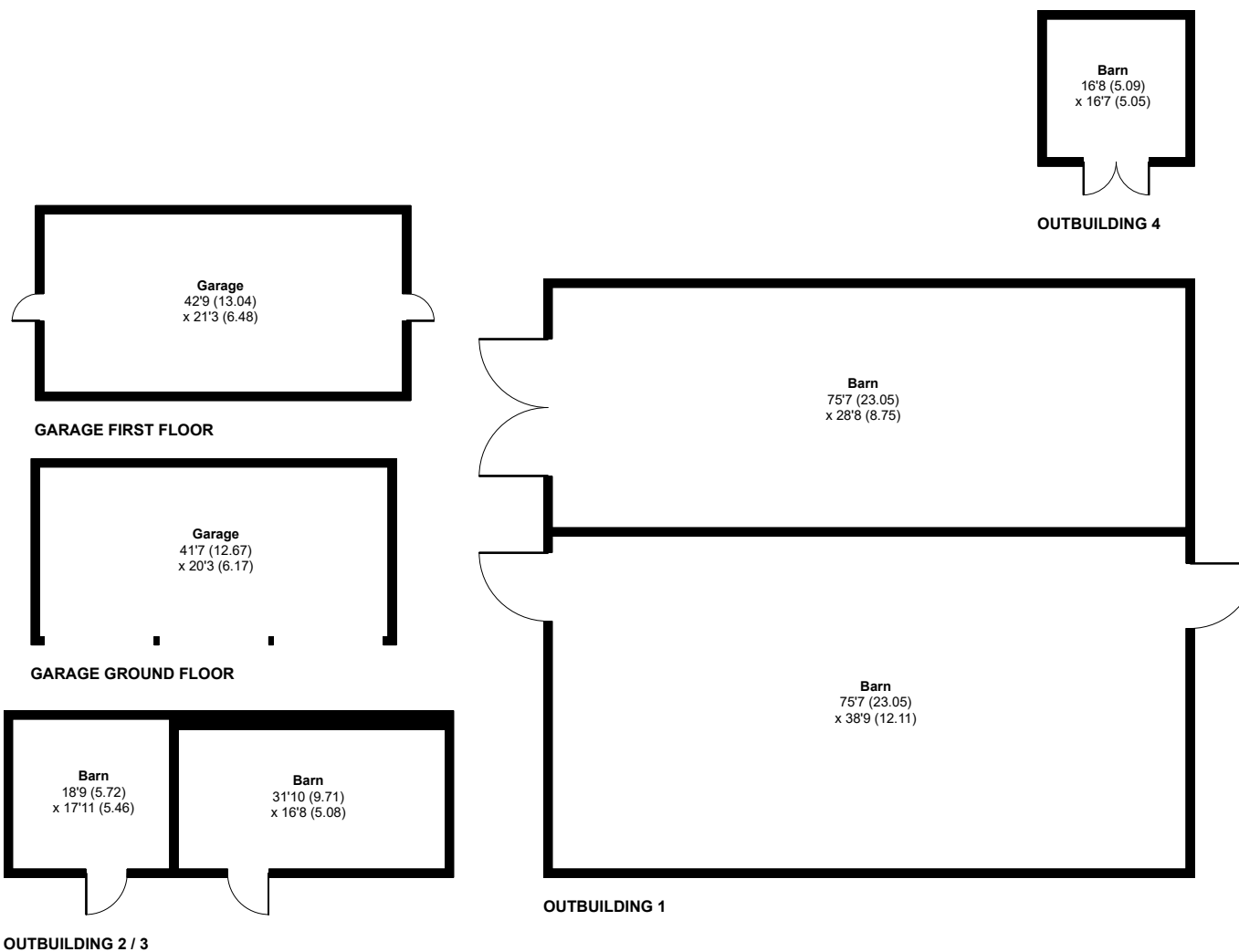
There is an additional opportunity to separately acquire 58 acres of Hill Grazing Land known as Vron Hill, which is situated approximately 1 mile from The Vron.





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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026.
Produced for Halls. REF: 1503367



LAND

The land at Vron Farm sits within a well-maintained ring fence, sitting at between 280m and 380m above sea level. The land comprises of rich red soils making the land productive pastureland suitable for livestock grazing, mowing or grassland conservation.

It is more particularly described in the following Schedule:



Parcel Number	Size (ha)	Size (ac)	Land Type
1898	0.42	1.04	Pasture
1003	0.11	0.27	Woodland
1500	0.55	1.36	Farmhouse, farm buildings & garden
2306	1.06	2.62	Pasture
1711	0.09	0.22	Woodland
1812	0.07	0.17	Scrub
0811	0.03	0.07	Pasture
0413	0.08	0.20	Scrub
1014	0.61	1.51	Scrub
1515	0.17	0.42	Pasture
1423	2.12	5.24	Pasture
0490	4.39	10.85	Pasture
8475	0.47	1.16	Pasture
7784	0.91	2.25	Pasture
7784 A	0.20	0.49	Rough
7795	0.01	0.02	Rough
7699	0.54	1.33	Pasture
7692	0.63	1.56	Pasture
8678	0.13	0.32	Pasture
8585	0.47	1.16	Pasture
9503	5.22	12.90	Pasture
8727	2.39	5.91	Pasture
9075	0.67	1.66	Vron Mill
3019	2.47	6.10	Pasture
4023	0.20	0.49	Pasture
0020	0.04	0.10	Former Quarry
9924	1.19	2.94	Pasture
0739	2.00	4.94	Pasture
1840	2.03	5.02	Pasture
3140	4.71	11.64	Pasture
5442	10.13	25.03	Pasture
2351	0.09	0.22	Pasture
7856	10.30	25.45	Pasture
1055	2.73	6.75	Woodland
0773	6.93	17.12	Pasture
9425	0.23	0.57	Track
9536	1.49	3.68	Pasture
Total	65.88	162.78	

TENURE

Freehold and vacant possession will be given on completion.

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

REGISTERED TITLE INFORMATION

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

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 letter or email to peterw@hallsgb.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.

SERVICES

The property has mains electricity, septic tank drainage and a private water supply from a borehole. The land has natural water supplies.

ANTI-MONEY LAUNDERING 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.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

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

BOUNDARIES, ROADS AND 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.

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.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY2 8HQ

Tel: 0345 6789000

COUNCIL TAX

The Farmhouse is in Council Tax band 'E'.

EPC RATING

We understand the EPC rating is 'E'.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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 the part of this Scheme that relates to this land 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.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

SOLICITOR

Mr R Morris,
Morris & Bates,
Ffordd Alexandra Road
Aberystwyth,
Ceredigion,
SY23 1PT

Tel: 01970 625566



SOLE AGENTS

Halls Holdings Ltd,
Halls Holdings House,
Bowmen Way,
Battlefield,
Shrewsbury,
Shropshire,
SY4 3DR.

Telephone: 01743 450 700

Peter Willcock – peterw@hallsgb.com
Henry Evans – hevans@hallsgb.com
Rachel Howson – rachelh@hallsgb.com

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. 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.
5. Where any references are made to planning permission or potential uses such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective 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.

