

Roger Parry & Partners

Land known as Land at Cwm Meadows, Churchstoke





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Price Guide £575,000

Roger Parry and Partners have been favoured to market for sale a block of excellent productive roadside accommodation land known as 'Land at Cwm Meadows', near Church Stoke. The land extends to approximately 47.77 acres (19.33 ha) or thereabouts of grassland suitable for grazing, mowing and arable potential. The land is encompassed by a mature hedgerow and excellent stock netting fence boundaries and accessed via gateways off a minor council highway. The land benefits from a natural water supply. The property is located near the large village of Churchstoke and is in easy reach of the towns of Newtown, Welshpool and Shrewsbury.

The property is available in two lots or as a whole:
Lot 1 - 36.13 (14.62 ha) Guide Price £435,000
Lot 2 - 11.64 acres (4.71 ha) Guide Price £140,000













Description
An excellent block of roadside accommodation land, extending in total to approximately 47.77 acres (19.33 ha) of grassland suitable for grazing, mowing, and arable potential. The land consists of a number of useful enclosures, bordered by excellent stock proof netting and mature hedgerow boundaries, together with a small woodland of approximately 0.1 acres. The property includes a useful steel framed agricultural building, ideal for fodder storage or livestock use. The land benefits from a natural water supply, and is accessed via gateways off a minor council highway.

Situation
The property is located near to the village of Churchstoke and is in close proximity to the towns of Welshpool and Newtown.

Services
Natural water supply

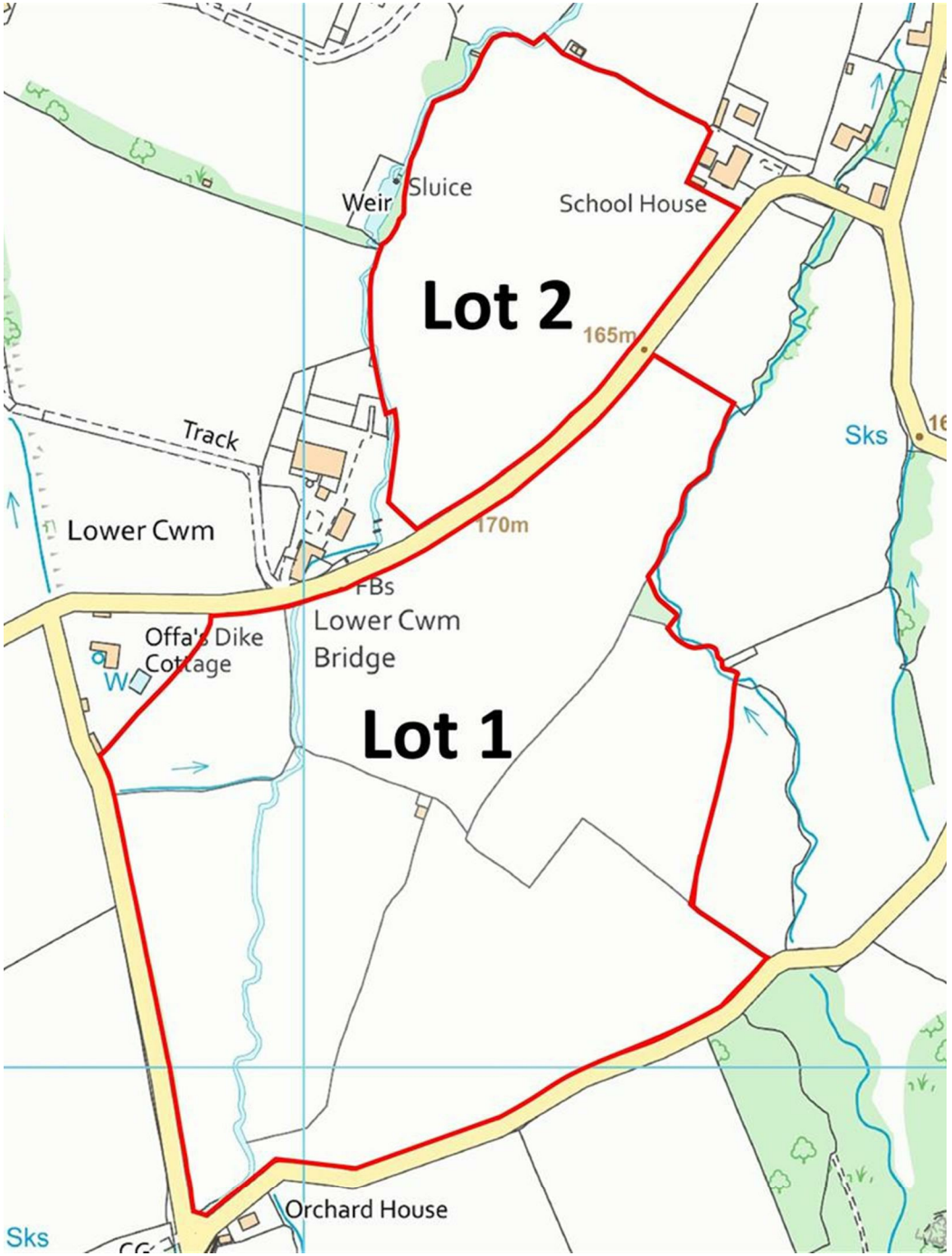
Lotting
The property is available in two lots or as a whole.
Lot 1: Extending to approximately 36.13 acres (14.62 ha)
Lot 2: Extending to approximately 11.64 acres (4.71 ha)

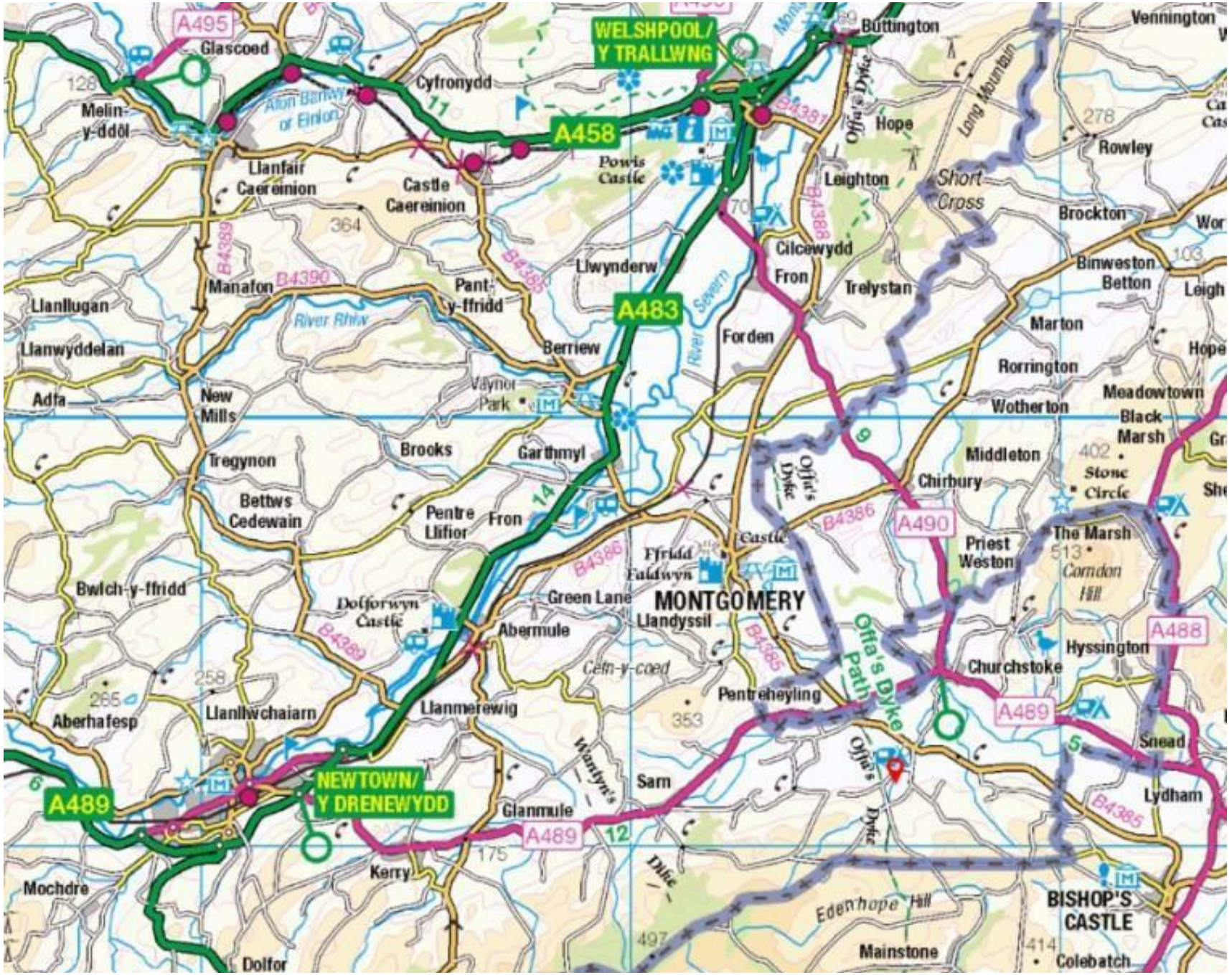
Method of Sale
Private Treaty

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.




A495
Glascoed
WELSHPOOL/
Y TRALLWNG
Buttington
Vennington
Cyfronydd
Melin-
y-ddôl
A458
Hope
Rowley
Llanfair
Caereinion
Castle
Caereinion
Powis
Castle
Leighton
Short
Cross
Brockton
Cilcewydd
Fron
Llwynderw
Manafon
Pant-
y-ffridd
A483
Trelystan
Binweston
Betton
Llanllugan
Llanwyddelan
Forden
Marton
Rorrington
Adfa
New
Mills
Berriew
Vaynor
Park
Wotherton
Meadowtown
Black
Marsh
Middleton
Brooks
Garthmyl
Tregynon
Chirbury
Stone
Circle
Bettws
Cedewain
Pentre
Llifior
Fron
A490
Priest
Weston
The Marsh
Corndon
Hill
Ffridd
Faldwyn
Castle
MONTGOMERY
Bwlch-y-ffridd
Dolforwyn
Castle
Green Lane
Llandyssil
Abermule
Offa's Dyke
Path
A488
Hyssington
Churchstoke
Cefn-y-coed
Pentreheyling
Aberhafesp
Llanllwchaiarn
Llanmerewig
A489
Snead
Lydham
NEWTOWN/
Y DRENEWYDD
Sarn
Glanmule
A489
Kerry
Mochdre
Edenhope Hill
BISHOP'S
CASTLE
Mainstone
Colebatch
Dolfor

General Services: Natural water supply
Local Authority: Powys

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:

///ledge.haystack.tragedy

Viewing arrangements

Viewing of the property is strictly during daylight hours only

Roger Parry & Partners LLP

For further information, please contact Tudor Watkins at our Welshpool Office:
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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 t o 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 s hould 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 b een 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.