



Land On The North Side Of Trefeglwys Road

Caersws, Powys, SY17 5HP

FOR SALE BY PRIVATE TREATY

Offers in excess of: £100,000



MORRIS
MARSHALL
POOLE

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Morris Marshall & Poole are instructed to offer for sale by Formal Tender Land On The North Side Of Trefeglwys Road of which in total extends to 15.74 Acres (6.368 Hectares)

The land offers productive pastureland ideally suited for grazing livestock and offering good agricultural potential, the River Carno travels through the land which provides a natural water supply and feeds into the River Severn just a short distance downstream from the nearby bridge.

In addition to the pastureland there is a small area of mixed woodland and also excellent roadside access with multiple gateways via the council-maintained road towards Trefeglwys.

The land also benefits from significant environmental interest, featuring the meandering River Carno, and is conveniently located in close proximity to the villages of Caersws and Trefeglwys.

DIRECTIONS

From Caersws take a left onto Trefeglwys Road, continue over the railway track and past all of the houses on your left and the property is located on your right as you approach the bridge with a Morris Marshall & Poole for sale sign.

What3words: newspaper.muddle.sliders



SERVICES

Natural Water Supply

SPORTING & MINERAL RIGHTS

It is understood that the sporting & mineral rights are in hand and will be transferred with the sale of the land.

BASIC PAYMENT SCHEME

No Entitlements Included

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefit of any existing wayleaves, easements and rights of way, drainage, water and other rights whether by written agreement or otherwise.

METHOD OF SALE

The property is being offered for sale by Private Treaty

FLOOD RISK (PER NRW)

High flood risk from River

VIEWINGS

At any reasonable time accompanied by a copy of these sales particulars.

TENURE

Freehold

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

BOUNDARY RESPONSIBILITIES

Prospective purchasers must satisfy for themselves the ownership of boundaries and take to the position as currently enjoyed.

AGRICULTURAL MORTGAGE CORPORATION

Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.



