

FOR SALE BY ONLINE AUCTION ON THURSDAY 10TH SEPTEMBER 2026 AT 2PM





Lower Talbot

Llidiartywaun, Llanidloes, Powys, SY18 6JU

Guide Price: £99,950

MORRIS MARSHALL POOLE

FOR SALE BY ONLINE AUCTION ON THURSDAY 10TH SEPTEMBER 2026 AT 2PM

A notable Grade 11 Listed brick and stone roadside cottage requiring complete modernisation and renovation offering great potential to convert and renovate into a home.

The property is situated in the Llidiartywaun area being some 5 miles from the market town of Llanidloes. Llanidloes is a popular market town with an array of small shops and cafes and its distinctive black and white old market hall in the centre of the town. Convenient to a number of popular tourist attractions with the Clywedog Reservoir with its sailing and fishing, Hafren Forest with its boardwalk to the source of the Severn. Rhayader is approximately 10½ miles distant and the coastal university town of Aberystwyth 37 miles away.

Lower Talbot currently has no services connected and also has had some fire damage in the past. The staircase to the first floor has been removed and therefore we were unable to access the first floor area. The ground floor is divided into 2 rooms and there is a stable to the side. Opposite the property is a detached small area of land being the former garden together with the remains of the old forge. To the rear of the property are 2 overgrown paddocks. In all the grounds extend to 2.74 acres (1.10 ha).

- **FOR SALE BY ONLINE AUCTION ON THURSDAY 10TH SEPTEMBER 2026 AT 2PM**
- Opportunity to purchase 'a project'
- Roadside Grade II Listed cottage
- In rural location
- Approx 5 miles from Llanidloes
- In need of complete renovation
- Together with 2.74 acres
- Great potential to provide a rural family home
- EPC – N/A









SERVICES
No mains services connected. Upper Talbot is adjacent to the property which we believe has mains electric.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)
Flooding from rivers - very low risk - risk less than 0.1% chance each year
Flooding from the sea - very low risk - risk less than 0.1% chance each year
Flooding from surface water and small watercourses - high risk - risk greater than 3.3% chance each year

BROADBAND & MOBILE SIGNAL
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX Band 'E' (online enquiry).

TENURE Unregistered

VIEWING & NEGOTIATIONS
All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS
From our office in Llanidloes proceed to the Old Market Hall turning left onto China Street. Before Hafren Furnishers turn left up the Bryndu Road. Continue of this road for approximately 1 mile. At the fingerpost turn left signposted Llidiartywaun. Continue on this road for 3½ miles. On the left bend with Upper Talbot directly ahead, turn right onto a 'no through road' and Lower Talbot is immediately on the left hand side. **What3words: gobbles.rehearsal.toolbar**

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

AUCTION DATE
This property is to be offered for sale through our online auction service with a proposed auction date of **Thursday 10th September 2026 at 2pm.** The legal pack is available for inspection by registering via our website or by enquiries at our Llanidloes Office prior to the auction.

BIDDERS REGISTRATION
All potential bidders must register before the day of the auction in order to purchase. To register you **MUST** provide proof of identity to comply with Money Laundering Regulations.

BUYER'S PREMIUM
A buyer's premium of 3.6% incl VAT (3% plus VAT) is payable by the successful bidder on conclusion of the sale. On current guide price a fee of £4,500 incl VAT (£3,750 + £750).

VENDORS RIGHT TO BID
This property is subject to a reserve. The Sale of Land Act 1867 states: "And, where any sale by Auction of land is declared either in the particulars or conditions of such sale to be subject to a right for the seller to bid, it shall be lawful for the seller or any one person on his behalf to bid at such Auction in such manner as he may think proper".

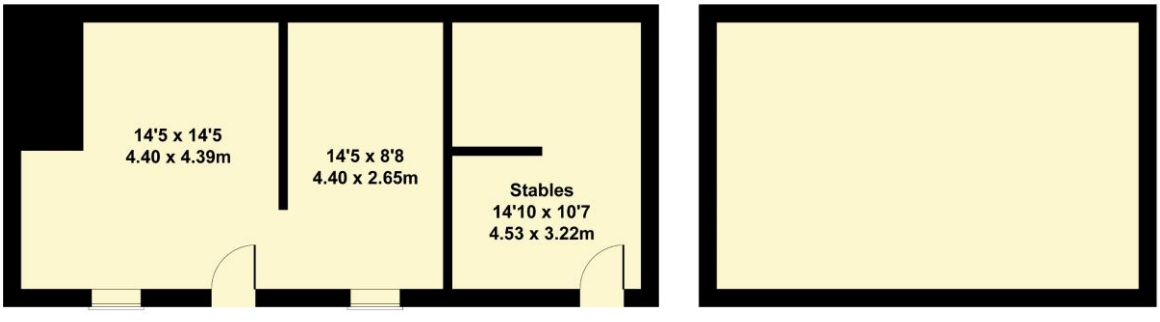
VENDORS SOLICITORS
Milwyn Jenkins & Jenkins, Mid Wales House, Great Oak Street, Llanidloes, Powys SY18 6BN (Tel 01686 412166)

Ref: 2026/S AHT 06/2026

FLOORPLAN

Lower Talbot, Llidiartywaen, Llanidloes, Powys SY18 6JU

Approximate Gross Internal Area
517 sq ft - 48 sq m
(Excluding First Floor)

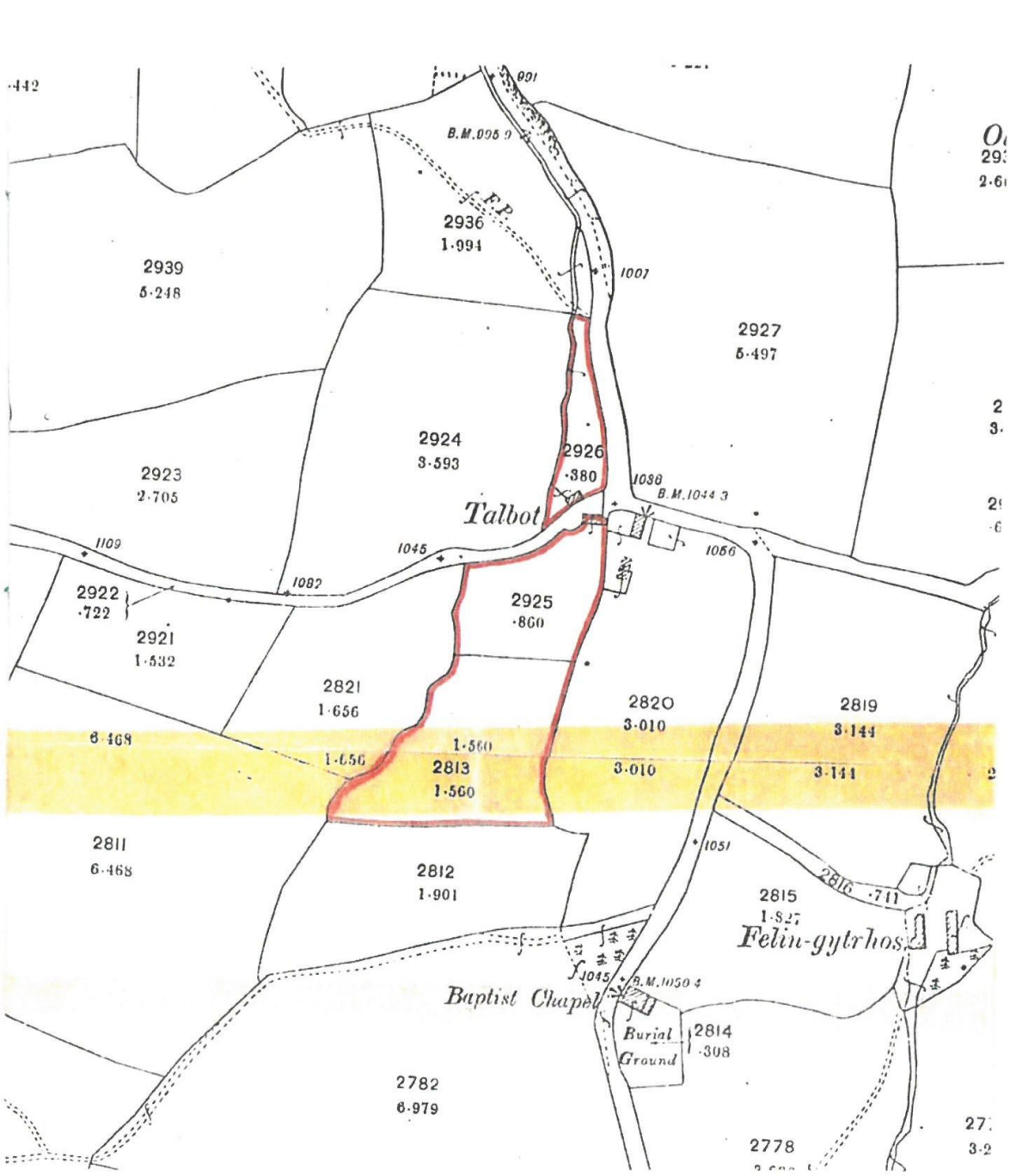


GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

MORRIS MARSHALL POOLE

PLAN


B.M.095·9
F.P.
2936
1·994
2939
5·248
1001
2927
5·497
2924
3·593
2926
·380
2923
2·705
1038
B.M.1044·3
Talbot
1109
1045
1066
1082
2922
·722
2925
·860
2921
1·532
2821
1·656
2820
3·010
2819
3·144
6·468
1·560
2813
1·560
3·010
3·141
2811
6·468
1051
2812
1·901
2816
·711
2815
1·827
Felin-gytrhos
1045
B.M.1050·4
Baptist Chapel
Burial
Ground
2814
·308
2782
6·979
2778