

Land Associated With Pentre, Llanerfyl

Welshpool, Powys, SY21 0HZ

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £130,000

MORRIS MARSHALL POOLE

DESCRIPTION
An opportunity to acquire approximately 16.14 acres (6.53 hectares) of permanent grassland, conveniently arranged in three useful enclosures.

The land is classified as Grade 3b and comprises slowly permeable, seasonally wet, acid loamy and clayey soils. It is well suited to livestock grazing and grass production, with potential for equestrian, amenity or conservation use, subject to any necessary consents.

Situated approximately 0.3 miles from the centre of Llanerfyl, the land benefits from direct access from an unclassified council-maintained road adjoining Talerddig Road and is served by natural water supplies.

SITUATION
The land occupies an attractive and accessible rural position immediately to the south of Llanerfyl, a popular village situated alongside the A458 between Welshpool and Mallwyd.

The land lies within an established livestock-farming area and is conveniently positioned for access to the wider Mid Wales road network.

SERVICES
The land benefits from natural water supplies.

Prospective purchasers should make their own enquiries regarding the availability, adequacy and quality of all water supplies.







TENURE
The property is offered for sale freehold and will be sold with vacant possession upon completion.

The land is currently registered as part of a larger holding with HM Land Registry under Title Number CYM22534.

The property is presently occupied under a grazing licence, which is due to expire on 30 September 2026.

SUSTAINABLE FARMING SCHEME / BASIC PAYMENT SCHEME
The land is registered with Rural Payments Wales under the following field numbers:

Field No	Acres	Hectares
SJ0309 2423	5.61	2.27
SJ0309 3211	5.81	2.35
SJ0308 3698	4.72	1.91
Total	**16.14**	**6.53**

Prospective purchasers should make their own enquiries regarding the land's eligibility for any current or future agricultural support schemes.

SPORTING RIGHTS, MINES & MINERALS
It is understood that the sporting, mineral and mining rights are included within the sale, insofar as they are owned by the Vendor.

ACCESS
The property benefits from direct access from an unclassified council-maintained road adjoining Talerddig Road.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way, whether public or private and whether specifically referred to within these particulars or not.

BOUNDARIES

Prospective purchasers shall be deemed to have full knowledge of all boundaries. Neither the Vendor nor the Vendor's Agents shall be responsible for defining the ownership or maintenance responsibilities of any boundary.

The adjoining landowner will erect a new stockproof fence between points A and B, as identified on the sale plan. Following its erection, responsibility for the future maintenance of this boundary will continue to be that of the adjoining landowner.

SOLICITORS

Claire Jenkins

Wace Morgan

Sequoia House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, SY2 6FG, Tel: 01743 280122

METHOD OF SALE

The property is offered for sale by Private Treaty.
Offers should be submitted to:

Tom Davies BSc (Hons) MRICS FAAV
Morris Marshall & Poole Rural Department
01938 552371

VIEWING

The land may be viewed at any reasonable time while in possession of a copy of these sales particulars.

All inspections must be undertaken on foot. Vehicular access onto the land is not permitted without the prior consent of the Selling Agents







DIRECTIONS

What3Words: ///save.stretcher.screening

AGRICULTURAL MORTGAGE CORPORATION

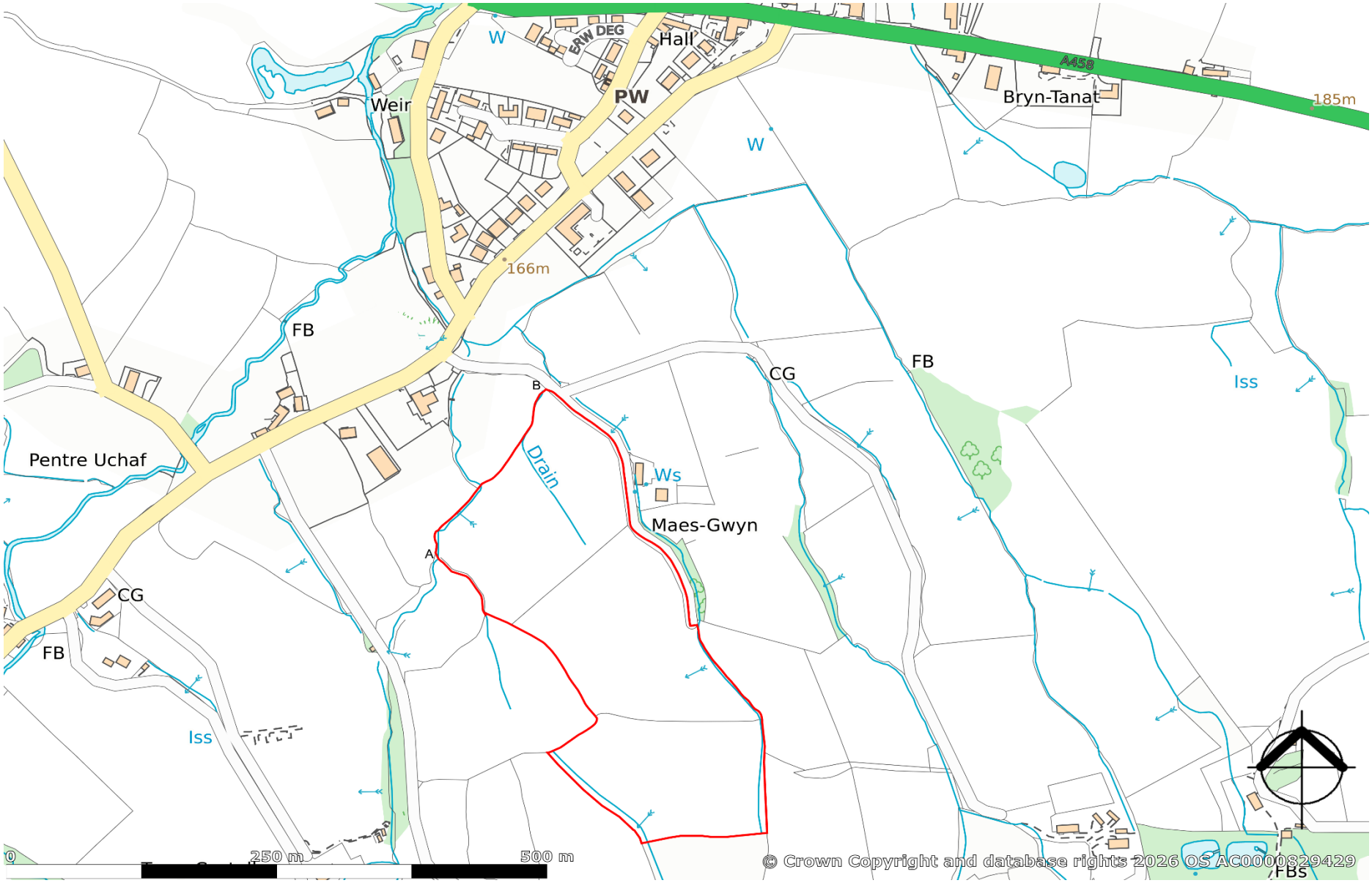
Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural businesses since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their 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 our Welshpool Rural Office.

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.

IMPORTANT NOTICE

These particulars are intended only as a guide and must not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. Measurements, areas and distances are approximate only. Plans are for identification purposes only and are not to scale.


W
ERW DEG
Hall
PW
Weir
A458
Bryn-Tanat
185m
W
166m
FB
CG
FB
Iss
B
Drain
Ws
Maes-Gwyn
Pentre Uchaf
A
CG
FB
Iss
250 m
500 m
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