





Glanbarred - Lot 2 – 2.16 acres

Oakley Park, Llanidloes, SY18 6LP

Guide Price: £20,000

MORRIS MARSHALL POOLE

Lot 2 - 2.16 acres (0.87 hectares)

A parcel of land extending to approximately 2.16 acres (0.87 hectares) and is identified on the plan accompanying the particulars.

The land occupies an elevated position in the picturesque Oakley Park valley,

The land comprises two sloping pasture enclosures, with an old disused quarry situated around the central boundary.

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.

Ref: 2026/S AHT 09/26

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

TENURE

Freehold. Not registered.

VIEWING & NEGOTIATIONS

Strictly by prior appointment through the Sole Selling Agents.

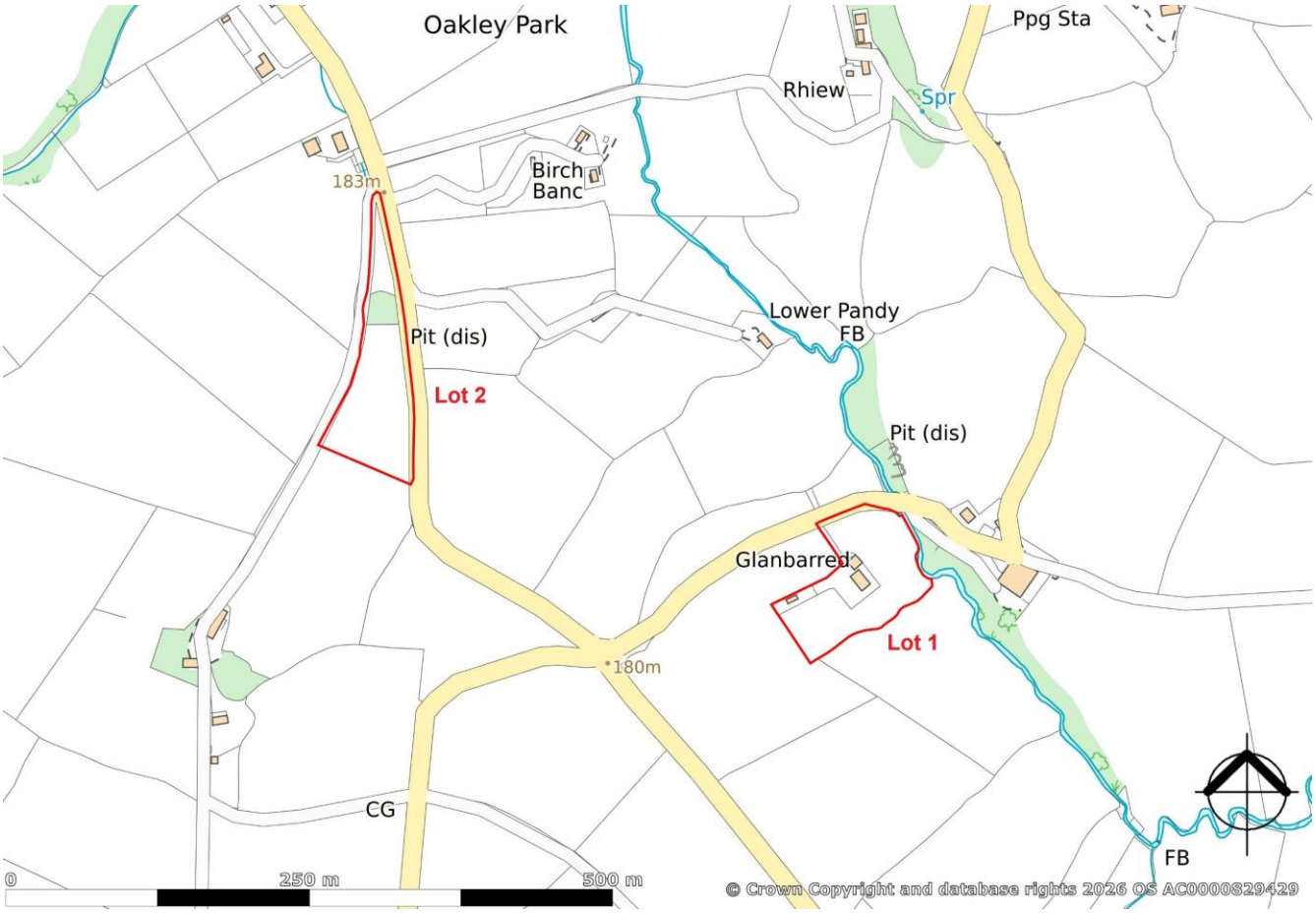
DIRECTIONS

From our Llanidloes office, proceed towards the Old Market Hall and turn right. Continue along Long Bridge Street and, at the roundabout, take the left-hand exit over Long Bridge.
Continue past the hospital and cemetery on the right-hand side before forking right. Follow this road for approximately 3 miles into Oakley Park, passing the former school on the right and lodges on the left, the land is on the right handside.
The property can also be approached from the A489. On reaching Dolwen after 2 miles turn left at the layby proceed uphill for approximately one mile until reaching the post box and grass triangle where you go down to lot 1, don't here continue a short distance and the land is on the left. **What3words: ironclad.baking.rock**





PLAN


Oakley Park
Ppg Sta
Rhiew
Spr
183m
Birch
Banc
Lower Pandy
FB
Pit (dis)
Lot 2
Pit (dis)
Glanbarred
Lot 1
180m
CG
FB
0
250 m
500 m
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