



Plas-Docyn, Manafon, Welshpool, Powys, SY21 8BS

FOR SALE BY PRIVATE TREATY

Farmhouse and Range of buildings for Equestrian
and Livestock use Extending to 61.82 Acres

Offers in the region of: £820,000



MORRIS
MARSHALL
POOLE

Plas-Docyn is a privately located, small farm set in glorious Mid Wales countryside with good views overlooking the surrounding countryside and the Rhiew Valley. It is a well-shaped property providing privacy to the farmstead and farmhouse, which is located towards the centre of the farm. The comfortable farmhouse sits on the edge of the traditional and more modern range of buildings which are of use for agricultural, storage or equestrian purposes. The farmland lies around the house and is a mixture of flatter land with some sloping land, which provides for a variety of uses including grazing, fodder conservation and potential environmental greening and conservation purposes. Recently, parts of the land have been well fenced and blocked out with a view to using the property for equestrian purposes, and some of the buildings have been converted to suitable equestrian accommodation.

The farmhouse is a comfortable property with well-proportioned airy and light rooms and is well decorated, sitting to the side of the farmstead. The farm buildings are a mixture of storage and general-purpose buildings, some which have been converted for equestrian use, but provide a variety of storage and light industrial opportunities, subject to necessary consents. One of the brick buildings has received planning permission for a barn conversion.

The farmland lies in a number of convenient enclosures and paddocks, and recent emphasis has resulted in a number of larger fields being subdivided into equestrian paddocks, and this use could be further extended by purchasers.

It is a well laid out agricultural property with a number of flat and undulating fields with some steeper banks, with the opportunity to use these areas for grazing or environmental purposes.



PLAS-DOCYN FARMHOUSE

A well maintained and decorated farmhouse sitting on the edge of the farmstead. The farmhouse is constructed of cavity brick walls under a tiled roof with an Entrance porchway building under a cement fibre sheeted roof.

The Accommodation comprises:

Ground Floor:

From the rear, an attractive well-proportioned **Utility Room** with ample modern base and wall units, sink and plumbing for washing machine leading into: Large **Kitchen** area with oak style base and wall units, granite breakfast bar and sink with views to countryside

Door to side pantry store

Dining Room with front window to views

A Further **Sitting Room**, again window to front elevation and views

From the front entrance door and hallway, stairs lead

First Floor:

Landing

Front **Double Bedroom** with storage

Front **Double Bedroom** with small cupboard storage

Rear **Double Bedroom** with storage

Family **Bathroom** with corner bath, WC, wash basin

The farmhouse is currently let on a Service Agreement with vacant possession available upon completion.

Outside

The farm is accessed up a single-track road from a council-maintained road, and this provides privacy to the farmstead and land. Surrounding the house are garden grounds with parking and turning, flower beds and lawns.







AGRICULTURAL BUILDINGS

Situated to the side of the farmhouse is a range of useful farm buildings which are currently used for general storage and equestrian purposes. Formerly they were livestock housing and fodder and machinery storage and they would be useful for a number of purposes including agricultural. Subject to the necessary consents, they would be a suitable base for storage in connection with a business and are located towards the centre of the farm.

The buildings lie on a plateau adjacent to the farm buildings with long range views over the surrounding agricultural land and countryside.

Steel frame, concrete block and corrugated sheeted **Range:** 23.5m x 6.85m ext. and consisting of a **Storeroom** and **Workshop** together with an attached **Garage:** 8m x 4m ext.

4 Bay steel frame and corrugated sheeted **Barn:** 18.25m x 5.5m ext. with attached open fronted steel frame and corrugated sheeted **Machinery Store** and **Lean-to:** 16.9m x 10m ext.

Steel frame, concrete block and corrugated sheeted **Cattle Shed:** 26m x 11m ext. approx.

Located towards the centre of the farm buildings range is a 1950s built brick building with planning permission for conversion.



BARN CONVERSION

Brick and cement fibre, single storey **Range** being the **Former Cowhouse** with **Loose Boxes**: 23.5m x 5.9m ext. (planning consent has been given to convert to a 2-bedroom residential holiday let).

PLANNING PERMISSIONS

22/0402/HH – Approved Householder Planning Permission for 2nd floor rear extension over existing lean to roof and side extension with new chimney breast, front oak porch, removal of one chimney.

22/0523/FUL – Approved Full Planning Permission for Barn Conversion of existing unused agricultural barn into a new dwelling & installation of new package treatment plant.

THE LAND

The land is all in pasture suitable in the main for grazing or mowing or a combination of the two and extends to 61.82 Acres.

The land is set to permanent pasture and lies conveniently around the centrally located farmstead.

There are flatter areas of land currently used for equestrian purposes, and surrounding those are further areas suitable for fodder conservation. Some steeper land to the rear of the farmstead, and to the side, could be used for the grazing of livestock or other greening and environmentally interesting uses such as planting for woodland and carbon capture or other conservation purposes as required.

SUSTAINABLE FARMING SCHEME/BASIC PAYMENT SCHEME The land is registered with Rural Payment Wales



RIGHTS OF WAY, WAYLEAVES & EASEMENTS The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by written agreement or otherwise.

MINES AND MINERALS RIGHTS We understand that the mines and mineral rights are in hand.

SPORTING RIGHTS We understand the sporting rights are in hand.

BOUNDARIES Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents shall be responsible for defining the boundaries or ownership thereof.

INVESTMENT POTENTIAL This is a valuable agricultural property which could be farmed, or else used as an investment vehicle for purchasers to create income whilst enjoying an outstanding lifestyle property with the associated agricultural and environmental incomes and benefits which attach to land ownership.

COUNCIL TAX Band 'F'

EPC 49 (E) – Expires 27th August 2029

TENURE Freehold with vacant possession on completion of the sale.

SERVICES We understand there is mains electricity and water, septic tank drainage.

DIRECTIONS From Welshpool proceed southwards on the A483 towards Newtown. After approximately 4 miles turn right onto the B4385 signposted Berriew. Proceed through the village (do not turn off) and continue towards, Manafon, New Mills etc. After approximately 6 miles, and just after a red brick farm on the left, take next right up the hill. Proceed along this lane passing by a farm called Lower Glyn and then passing a vehicular workshop. Turn immediately left after the workshop and this leads to the property.

What 3 words: /// interview. packing. Squashes

VIEWING Accompanied by prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool. 01938 554818

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents

METHOD OF SALE The property is being offered for sale by Private Treaty.

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.

AGRICULTURAL MORTGAGE CORPORATION (AMC) 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 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 any office.

FLOOD RISK (PER NRW)

Flooding from rivers and 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. (Houses, buildings and majority of land have not been affected by flooding).

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonestelecoms-and-internet/advice-for-consumers/advice/Ofcom-checker>.

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.

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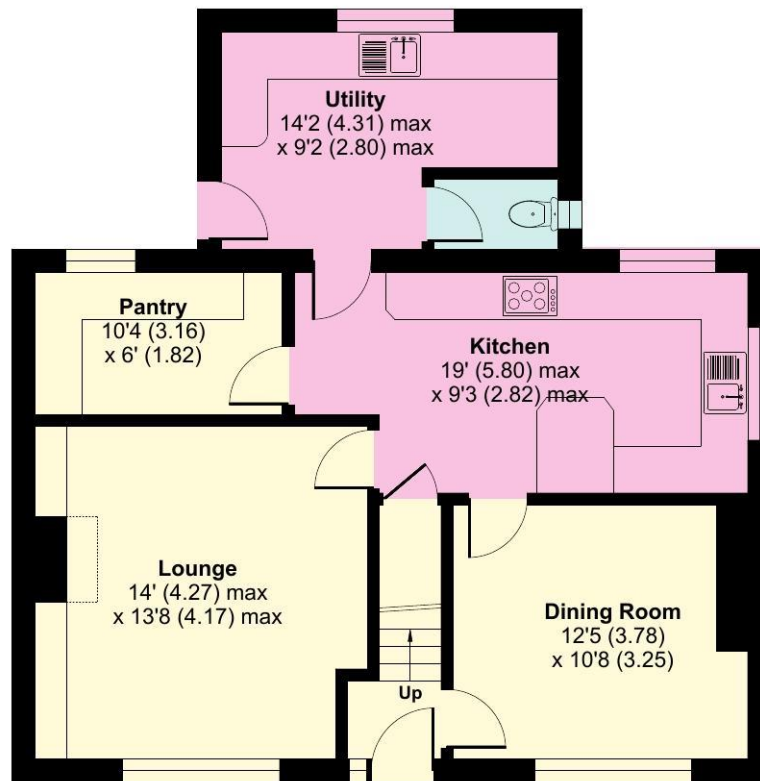
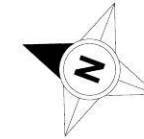
Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 308 sq ft / 28.6 sq m

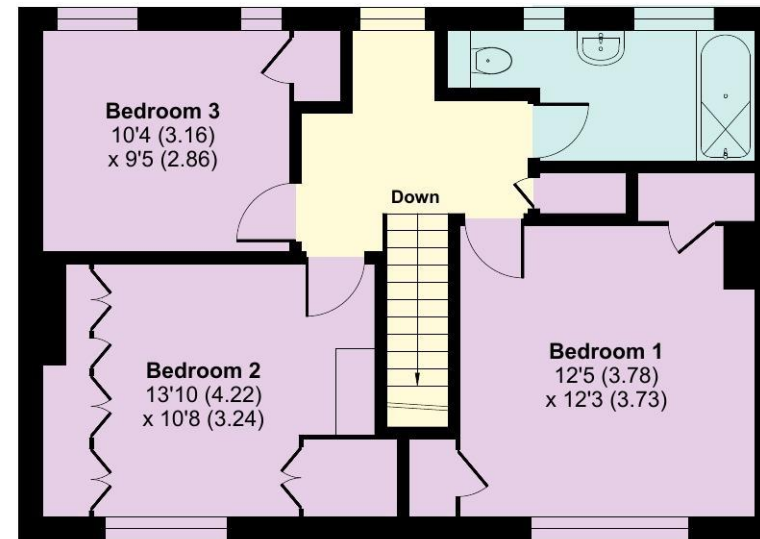
Outbuilding = 8108 sq ft / 753.2 sq m

Total = 9778 sq ft / 908.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Morris Marshall & Poole. REF: 1528532