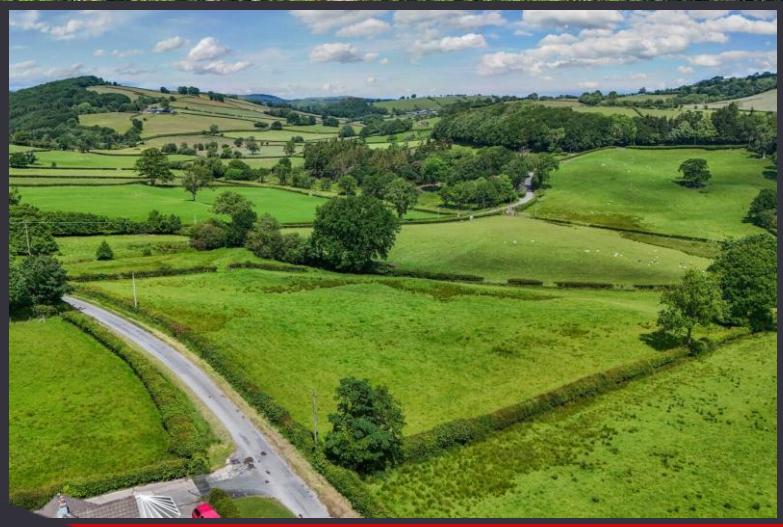






Silver Hall - Lot 2 - 4.65 acres

Oakley Park, Llanidloes, Powys, SY18 6LR

Guide Price: £45,000

MORRIS MARSHALL POOLE

Lot 2 - 4.65 acres (1.88 Hec)

Llanidloes 2.7 miles, Newtown 14 miles, Aberystwyth 35 miles

Situation
The land occupies a delightful elevated position within the small rural hamlet of Oakley Park, surrounded by rolling countryside and enjoying excellent views across the Severn Valley and surrounding farmland.

Lot 2 – Agricultural Land
Situated opposite the dwelling is a separate parcel of agricultural land comprising two useful pasture enclosures.
The land is suitable for agricultural, equestrian or amenity purposes.

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 with vacant possession upon completion. Land Registry Title Number: CYM522924 (Title to be split).

VIEWING & NEGOTIATIONS

Strictly by prior appointment through the Sole Selling Agents.

DIRECTIONS

From Llanidloes proceed on the A470 towards Caersws and Newtown. After approximately 2.7 miles and by the layby turn towards Oakley Park and continue into the hamlet where the property will be found on the left hand side indicated by the Agent's For Sale board.
Or From Llanidloes turn left at the roundabout by Kevin Jones Car sales passing Huws Gray and the Cemetery, fork right signposted Oakley Park, continue for 2.5 miles on entering the Hamlet pass the former school on the right handside and the property is the next on the right. **What3words: begin.comply.round**

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

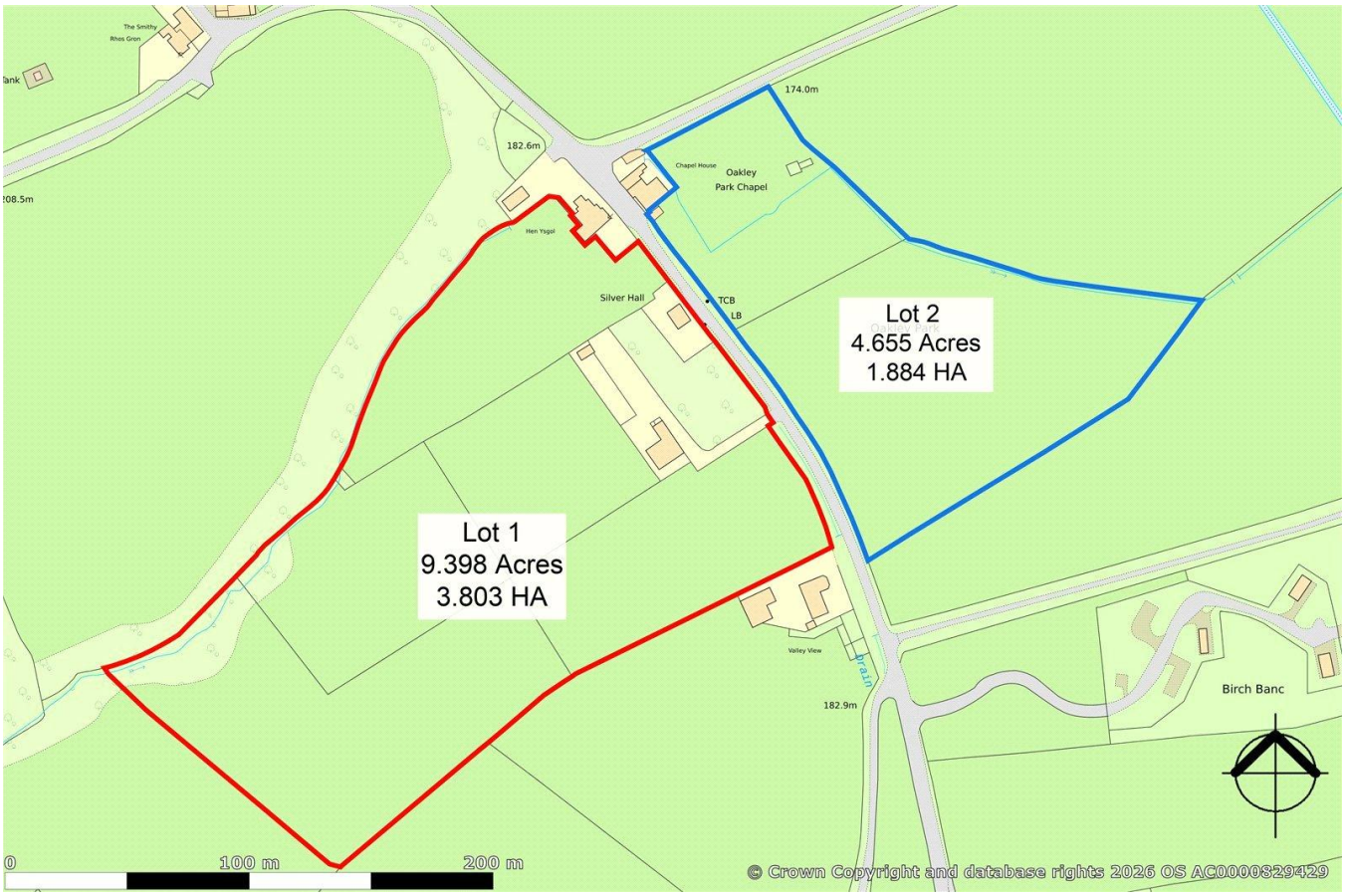
Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

IMPORTANT NOTICE

These particulars are intended only as a guide and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith but prospective purchasers should satisfy themselves by inspection or otherwise as to their correctness.

Ref: 2026/S AHT 06/26

PLAN


Lot 1
9.398 Acres
3.803 HA
Lot 2
4.655 Acres
1.884 HA
174.0m
182.6m
Oakley
Park Chapel
Chapel House
Hen Ysgol
Silver Hall
TCB
LB
Valley View
182.9m
Birch Banc
0
100 m
200 m
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