



**Roger
Parry**
& Partners

LAND AND BUILDINGS AT THE HAIM
Llandrinio, Llanymynech, Powys, SY22 6SQ

Land and Buildings at The Haim, Llandrinio, Llanymynech, Powys, SY22 6SQ

Offers in Excess of: £1,500,000

Roger Parry & Partners have been instructed in the sale of approximately **200.31 acres (81.06 hectares)** of Land at The Haim which includes a concreted yard and farm buildings set in good quality, productive agricultural land. The land is well situated in the beautiful area of Llandrinio, just on the Welsh-English border.

The property is well suited to generate an income through different diversifications of the farm enterprise such as through environmental schemes/grants, tree planting, renewable energy, and natural capital earnings via biodiversity net gain, carbon sequestration etc. There are fishing rights along the full length of the river.

The farmhouse set in circa. 9 acres may also be available via separate negotiation.

BUILDINGS

There are a range of both traditional brick and more modern steel portal framed buildings providing a total area of approximately **16,120 sq ft**. The buildings are suitable for a number of uses, currently used for the storage of farm machinery and fodder with the most useful building being a raised level, concreted steel portal framed shed utilised as a grain store (90 ft x 60ft). These could also be upgraded and converted for livestock housing.



LAND

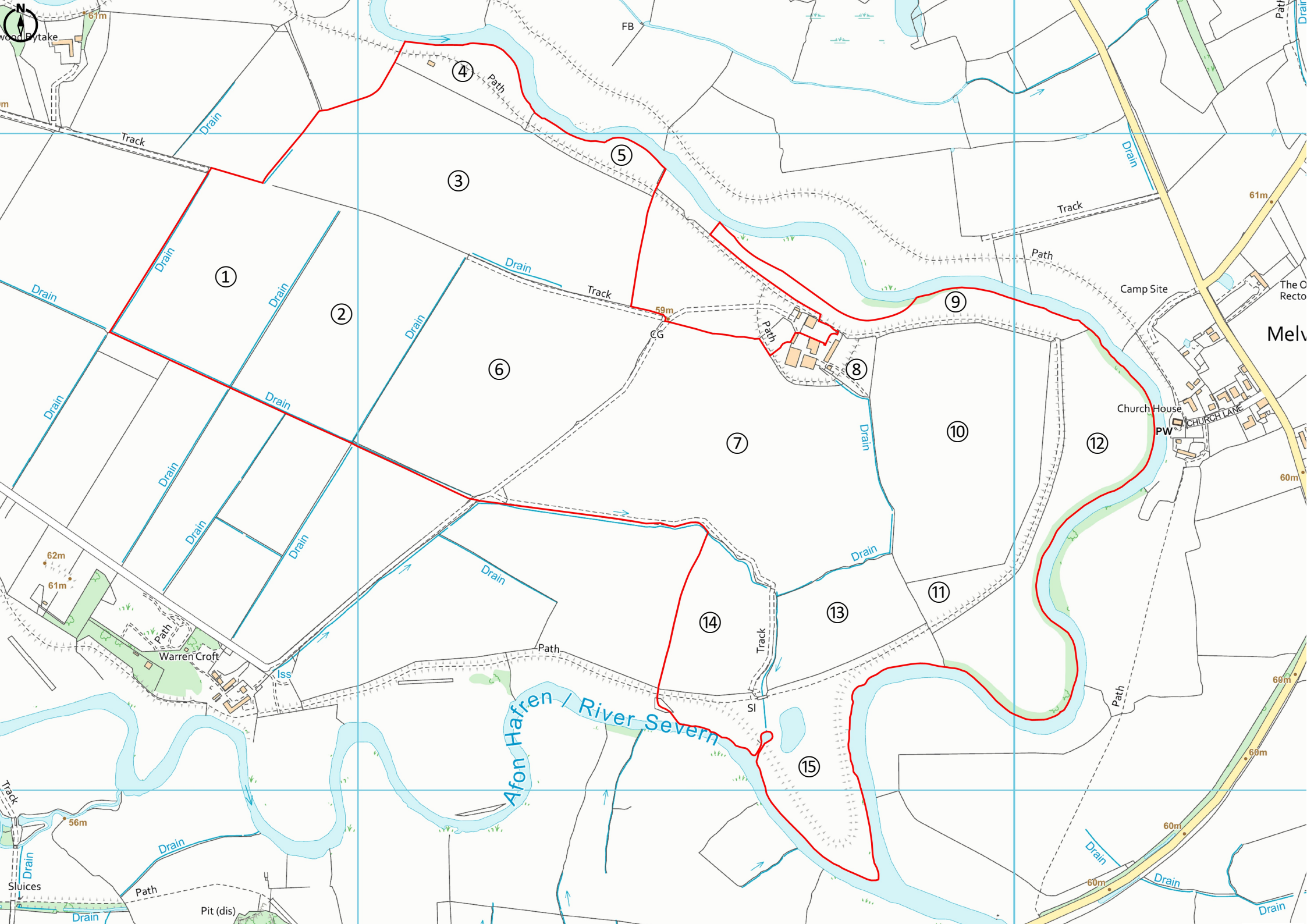
The land is ringfenced and set in approximately **200.31 acres (81.06 hectares)**, classified as mostly grade 1/2 with some 3a. The land has a combination of agricultural uses with the majority of the ground being suitable in arable rotations and has been cropped with different cereals. All of the ground is also suitable to grass leys for livestock grazing or for mowing in the production of silage/hay.

There are established hedgerows to the field boundaries with tracks providing good access across the farm. There are freely draining, floodplain soils to the northern half of the farm with slightly heavier, clayey and loams soils to the southern half. There is a natural water supply serving the land.

The property is located in the flood zone but extensive drainage works including flood defences with a sluice gate have been integrated to the farm.



	Field Number	Description	Size (hectares)	Size (acres)
1	SJ3116 7978	Arable	6.24	15.42
2	SJ3116 9872	Arable	6.72	16.61
3	SJ3216 2192	Arable	10.82	26.74
4	SJ3217 1809	Grass	1.42	3.51
5	SJ3216 3696	Grass	0.95	2.35
6	SJ3216 2463	Arable	9.62	23.77
7	SJ3216 5953	Arable	13.72	33.9
8	SJ3216 7666	Arable	0.34	0.83
9	SJ3216 8573	Arable	2.25	5.57
10	SJ3216 9254	Arable	8.77	21.68
11	SJ3216 9532	Grass	1.72	4.26
12	SJ3316 0745	Grass	6.26	15.46
13	SJ3216 7426	Grass	3.02	7.47
14	SJ3216 5623	Grass	2.98	7.37
15	SJ3216 6404	Grass	5.25	12.98
		Yard / Buildings / Track	0.97	2.39
		Total	81.06	200.31



Services

Private water supply.

Purchasers are to make their own enquiries in relation to the availability and connection of services and utilities.

Method of Sale

Private Treaty.

Tenure

Freehold with vacant possession on 1st October 2026.

Local Authority

Powys County Council.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There will be a reservation of the right for soakaways to be installed and access for any maintenance. Drainage rates are applicable.

Plans, Areas & Schedules

The particulars and plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Agri-Environment Schemes

The farm is not subject to an agri-environment scheme.



Directions

From Welshpool, at the Buttington Cross roundabout, take the A483 and continue for 5 miles. Take the right turn to Llandrinio, continuing on through Llandrinio for 2.2 miles. Take a left just before Llandrinio bridge, as indicated by the Agent's pointer sign. In 0.3 miles, take a right and then follow the road for 1.5 miles, where the land starts, as indicated by the Agent's For Sale Board.

What3words *///handbag.vowel.jaws*

Viewing Arrangements

Viewing of the property is strictly by appointment only through

Roger Parry FRICS

George Beer BSc (Hons) MSc

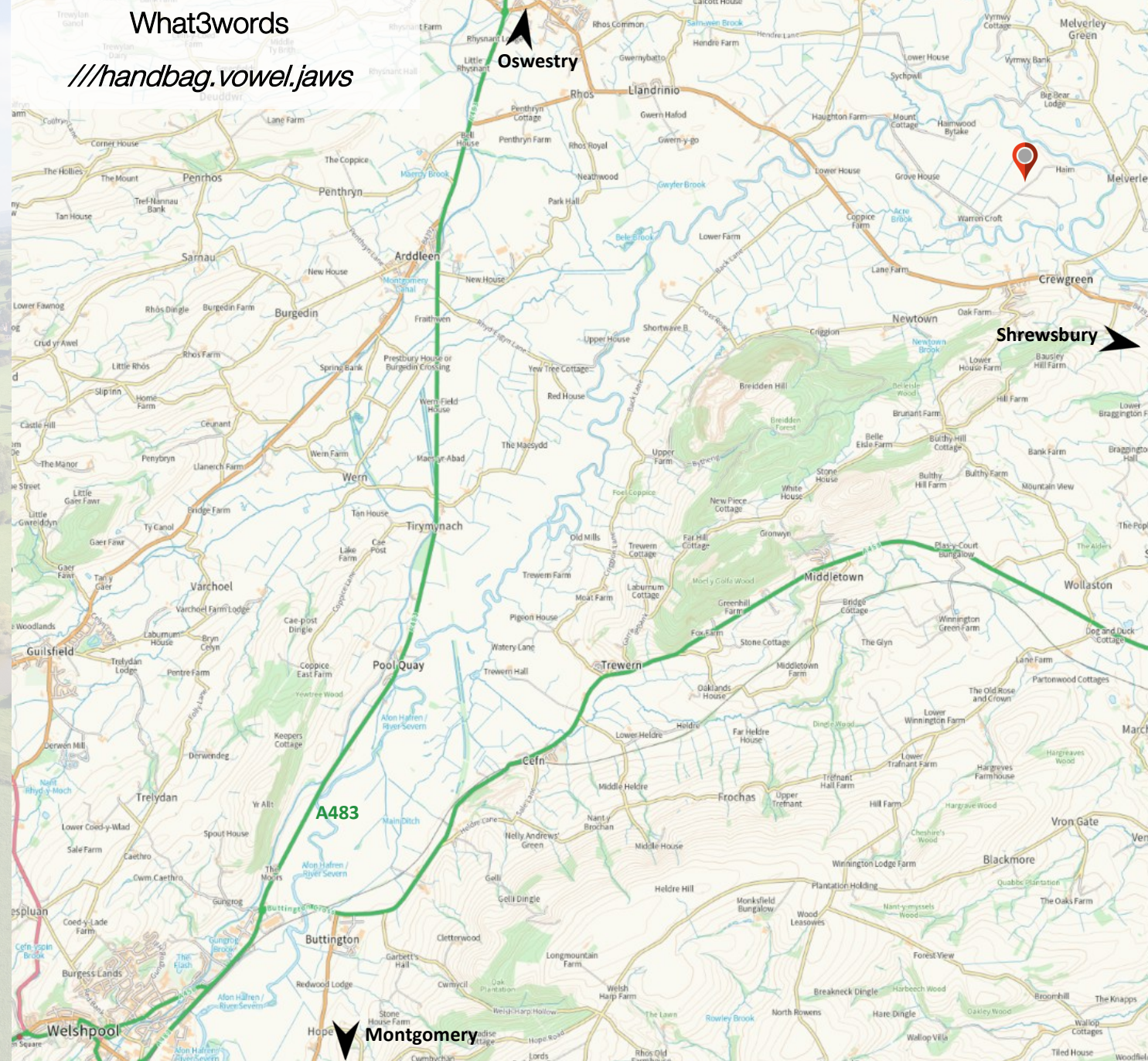
Please contact our Shrewsbury Office:

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.