





Land at Hirnant Hirnant, Penybontfawr, Oswestry, Powys, SY10 0HX
Asking Price £95,000

Approximately 10.17 acres of versatile ground with incredible views over the surrounding countryside.



The field extends to approximately 10.17 acres (4.12 hectares) of mixed agricultural land, ideally suited for the grazing of livestock and the production of hay.

The land has roadside access and a stone track through it leading to the higher ground.

The land is well suited to a variety of farming enterprises, offering excellent grazing and fodder production potential.

The field has been well maintained benefitting from stock-proof fencing along the perimeter and a number of mature trees.

Within the property is a stone quarry with a small area of hardstanding adjacent. The quarry forms part of the land and offers an interesting natural feature. Please note: the mineral rights are not included within the sale and are owned by a third party.

The sporting rights, including shooting rights, are reserved and will be retained by the Vendor.

The property may also lend itself to renewable energy opportunities, including solar installations, subject to obtaining all necessary consents and approvals.

Boundaries

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

Services

There are no services to the land.

Local Authority

Powys County Council

Tenure

Freehold, with no occupancy restrictions.

Method of Sale

Private treaty.

Public Rights Of Way

There are no public rights of way across the ground.

Mineral Rights

Not included within the sale.

Directions

From Penybontfawr, proceed west along the B4391 and take the first left onto the B4396. Continue for approximately 1.7 miles, where the land will be found on the right-hand side. Access is provided via a gate leading onto a track, located approximately midway along the land's frontage.

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Viewings

Strictly by appointment with the selling agent, Roger Parry & Partners LLP.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County

Council Tax Band: Exempt

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: 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.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



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.