





Land lying to the north of Waen Fach Caersws, Powys, SY17 5QP Price Guide £225,000

Roger Parry & Partners LLP have been favoured with the instruction to market 22.3 acres (9.02ha) of grassland split into a number of conveniently sized field parcels suitable for livestock production, equestrian, tourism and/or alternative uses subject to gaining the relevant permissions. There are a small range of stable outbuildings suitable for equestrian, livestock and/or storage use. The property has a natural water supply in the form of a well which is piped to some of the field parcels. Access to the property is taken directly off the council maintained road via a number of gateways. The property is located between Caersws and Trefeglwys.

DESCRIPTION

The land extends to approximately 22.3 acres (9.02ha) of grassland split into a number of conveniently sized field parcels. The property comprises a mix of flat mowing/grazing land up to sloping hill/upland land suitable for grazing. The property is encompassed by a mature hedgerow and stock netting/wire fence boundary and accessed via gateways off the adjoining council maintained highway. There are a small range of stable outbuildings suitable for equestrian, livestock and/or storage use. The property has a natural water supply in the form of a well which is piped to some of the field parcels.

The property is located between Caersws and Trefeglwys off a minor council highway accessed off the B4569.

*** Shepherds hut available to purchase by separate negotiation - please ask the Agent for further information.

SERVICES

Natural well water supply

METHOD OF SALE

For sale by private treaty

LOCAL AUTHORITY

Powys County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

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.



Directions:

What 3 words
///stuffed.scrapping.congratulations

Viewing arrangements

Viewing of the property is strictly by
appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21
7SQ
welshpool@rogerparry.net

01938 554499



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.