

## Land known as Manafon-gaenog Castle Caereinion, Welshpool, Powys, SY21 9AY Price Guide £350,000

Roger Parry and Partners have been favoured with the instruction to market land known as Manafon-gaenog comprising 38.72 acres (15.67 ha) of hill land and 41.23 acres (16.69 ha) of mixed broadleaf woodland approximately, extending as a whole to 79.95 acres (32.36 ha) or thereabouts. The land has the benefit of a natural water supply and is accessed from the council maintained highway to the west of the property over a grass track.

**GENERAL NOTES**

TENURE: Freehold with vacant possession on completion

FLOOD RISK: Low flood risk

METHOD OF SALE

Private Treaty

LOCAL AUTHORITY

Powys County Council

REFERRAL SERVICES

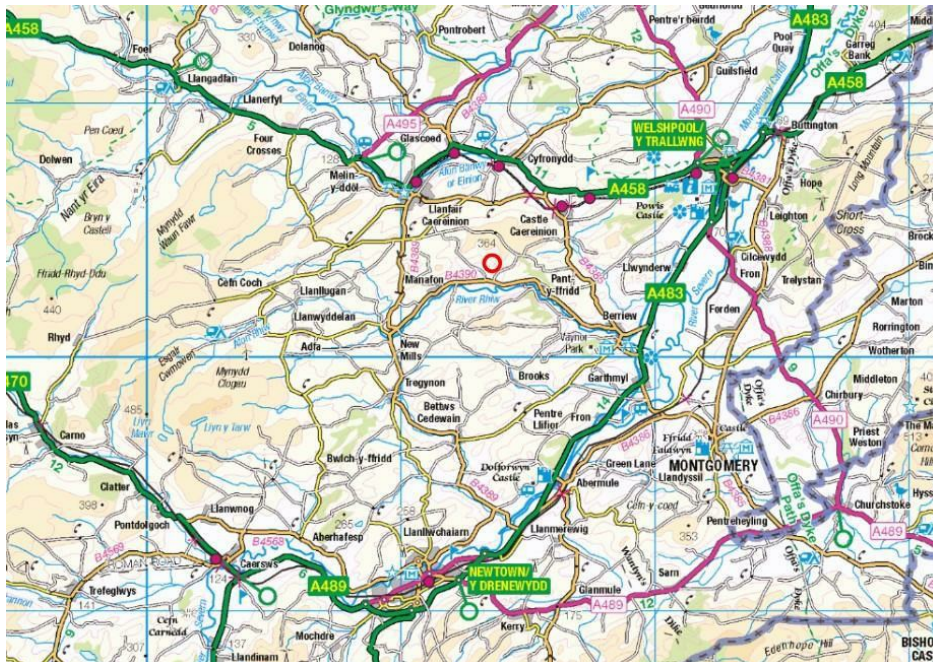
Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**WAYLEAVES, 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.





**General Services:** Natural Water Supply

**Local Authority:** Powys County Council

**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:**

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### **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.