







**For Sale by Private Treaty**  
**LAND AT TY MAWR**  
**Llan, Llanbrynmair, SY19 7DR**  
**Guide Price: £75,000**

This parcel of accommodation land extends to approximately 6.1 acres (2.47 ha) of grassland, as a whole. The property benefits from excellent access off the B4518 onto a stoned pad with livestock handling area adjacent to the gateway. There is a mature hedgerow with sheep netting fence to the external boundary. The land benefits from a mains water supply located at the roadside boundary. The property is suitable for a wide range of uses including tourism, agricultural, equestrian and amenity.

*Machynlleth: 12.7 miles • Llanidloes: 14.0 miles • Newtown: 19.1 miles*

## SERVICES

Mains water supply

## METHOD OF SALE

For sale by private treaty.

## TENURE

The property is freehold and will be sold with vacant possession.

## LOCAL AUTHORITY

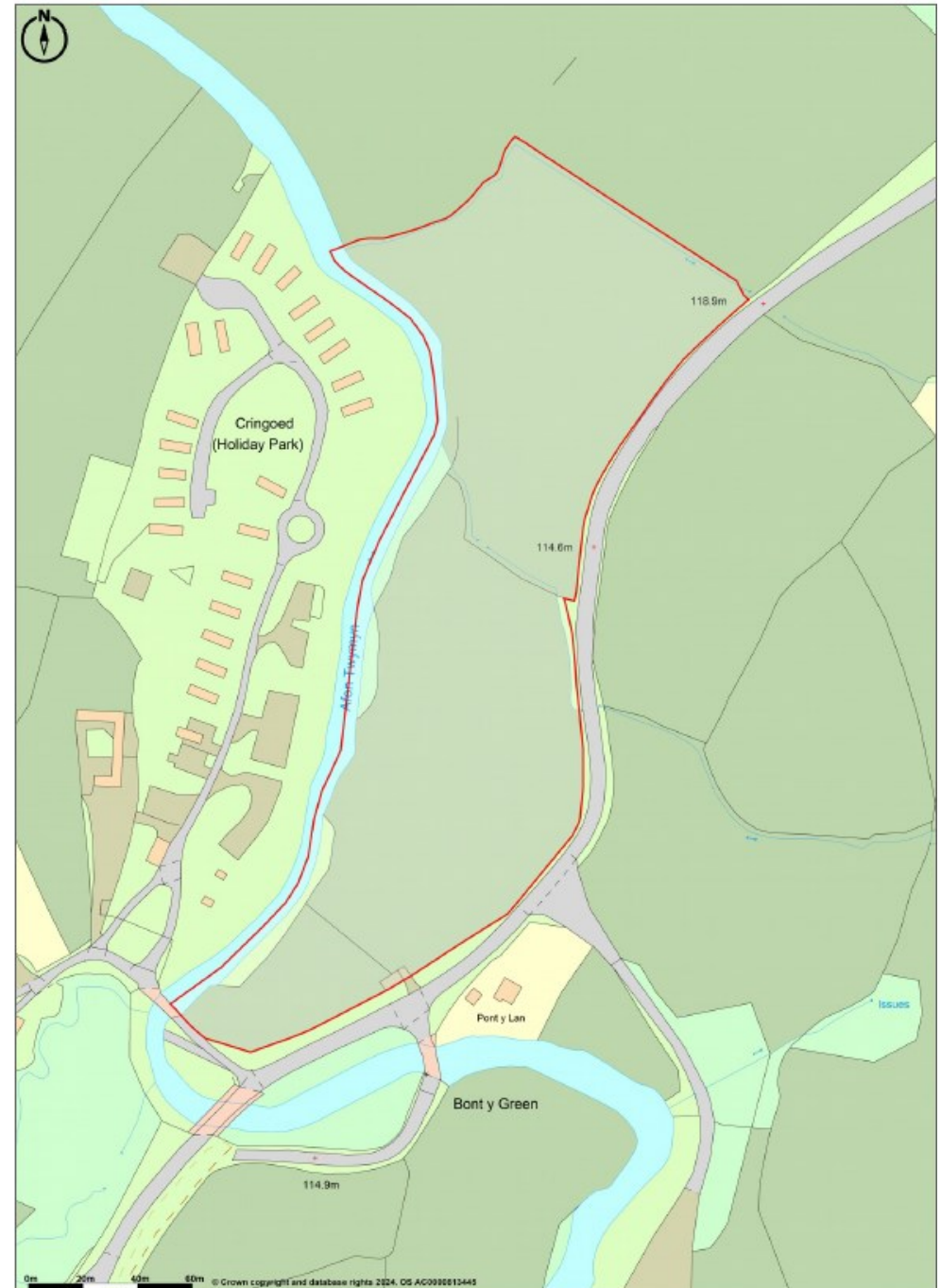
Powys County Council

## 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:

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## Viewing arrangements

Viewings on appointment only with the Selling Agent.

## For further details contact:

Tudor Watkins BSc Hons MRICS FAAV

Amy Thomas BSc Hons MRICS FAAV

Roger Parry & Partners LLP

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.