





Land at Glanyrafon, Llansilin, Powys, SY10 7QQ
Offers in the region of £700,000

The Land at Glanyrafon, Llansilin of 63.974 acres (25.899ha) is currently laid to grass. An excellent opportunity has arisen to purchase a piece of land which is fertile and productive. The land is in good heart and has been farmed to an exceptionally high standard with some of the fields capable of arable rotation to include maize. The land is suitable for a range of uses with interest from amenity, carbon and future environment schemes of particular interest. The land is well established with boundaries and has access to mains water as well as a natural source. Access is gained from the South of the land by the shed, other openings are currently not used but have the potential to be opened up.

Additionally a barn is located on the land with a sheep dig and handling system which will provide great benefit for the any potential purchaser.

DESCRIPTION

The land is currently used for a grassland or grazing animals and grass silaging but is capable of arable rotation. The nature of the land is predominantly gently sloping with some areas which are steeper. Access is gained into the land at the South of the property through a gateway. The boundary of the field is marked by mature hedgerows and post and wire fences. There is a natural water source from the brook which runs throughout the year, and access to mains water can be gained.

BOUNDARIES

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

MINERAL RIGHTS & SPORTING RIGHTS

Included within the sale.

PUBLIC RIGHTS OF WAY

There is one public right of way running across the land entering at the South-West heading North.

LOCATION

The land is situated 0.7 miles from Llansilin, 7 miles from Oswestry and 17.1 miles from Welshpool. All distances are approximate.

WAVELEAVES, RIGHTS & EASEMENTS

The land is sold subject to all existing wayleaves and

purchasers must satisfy themselves as to the routes thereof. The land is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to contract.

VIEWING

Viewing must be undertaken on foot in daylight hours prior to arrangements with Roger Parry and Partners. Please be aware of potential hazards on the land when viewing.

LOCAL AUTHORITY

Powys County Council, Spa Road East, Llandrindod Wells, LD1 5LG

METHOD OF SALE

Land at Glanyrafon is offered for sale by Private Treaty. Prospective purchasers should register their interest with selling agents to whom offers should be submitted.

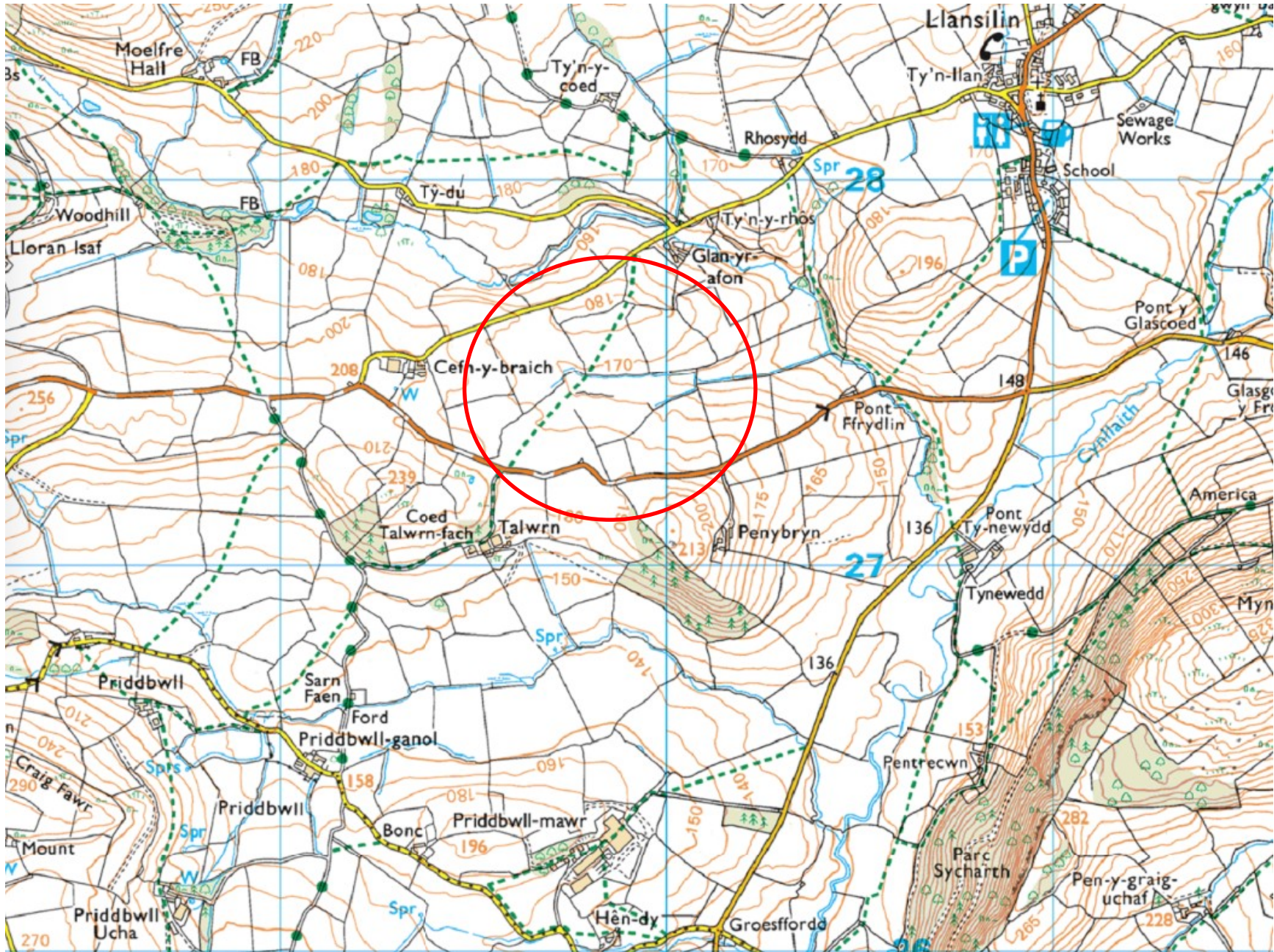
OFFERS

Offers are invited in the region of £700,000.

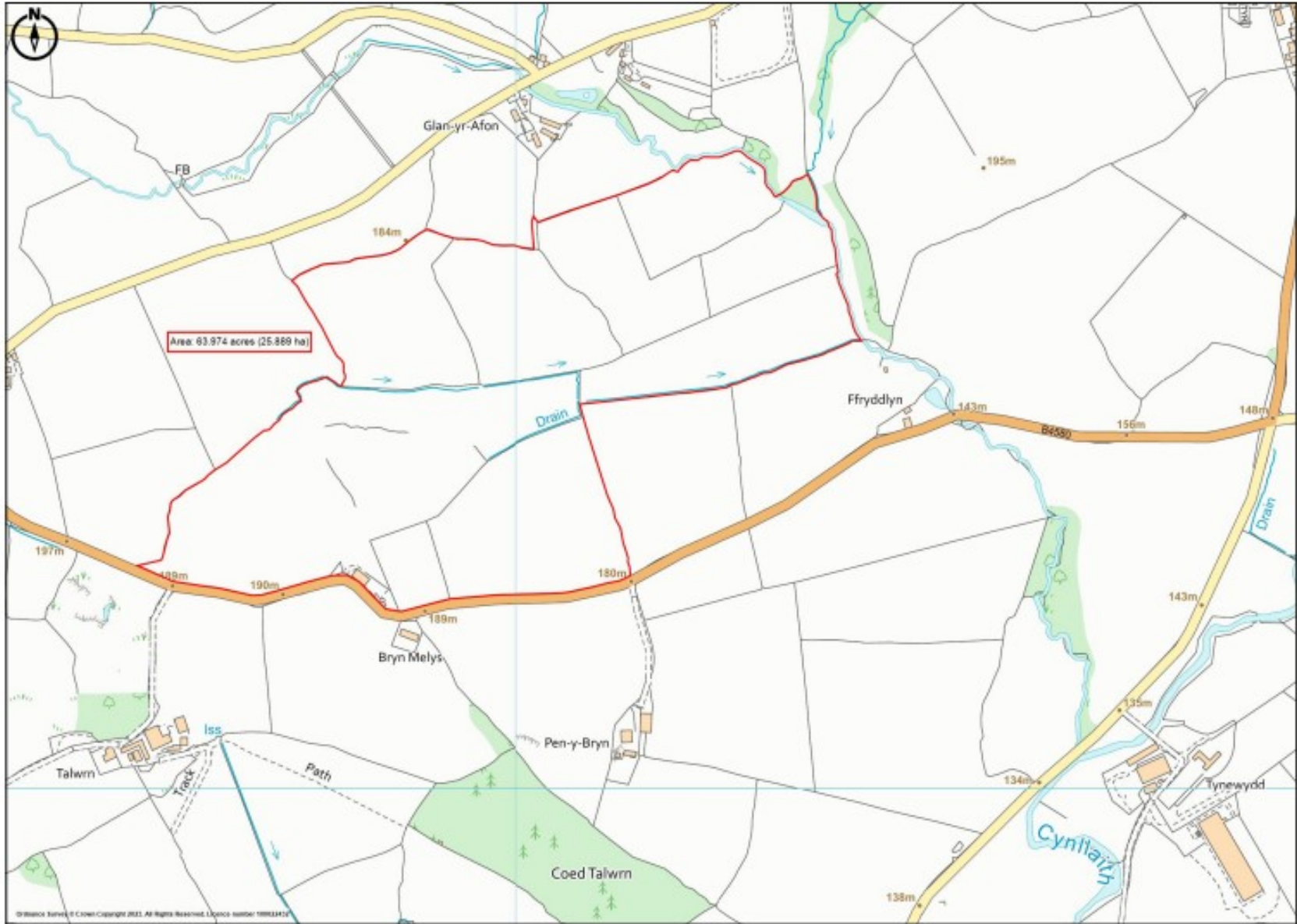
WHAT THREE WORDS

overjoyed.chatters.nests





OS Grid Ref: SJ 198274 Lat/Long: 319830, 327417



*What 3 words:
overjoyed.chatters.nests*

Viewing arrangements

Viewing of the property is strictly by appointment only.
All viewings to be undertaken on foot only.

Please contact:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

Leg Street, Oswestry, Shropshire, SY11 2NN

Or

Mercian House, 9 Darwin Court, Oxon Business Park,
Shrewsbury, SY3 5AL

richard@rogerparry.net

philippamaddocks@rogerparry.net

01691 655334

**Roger
Parry
& Partners**



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.