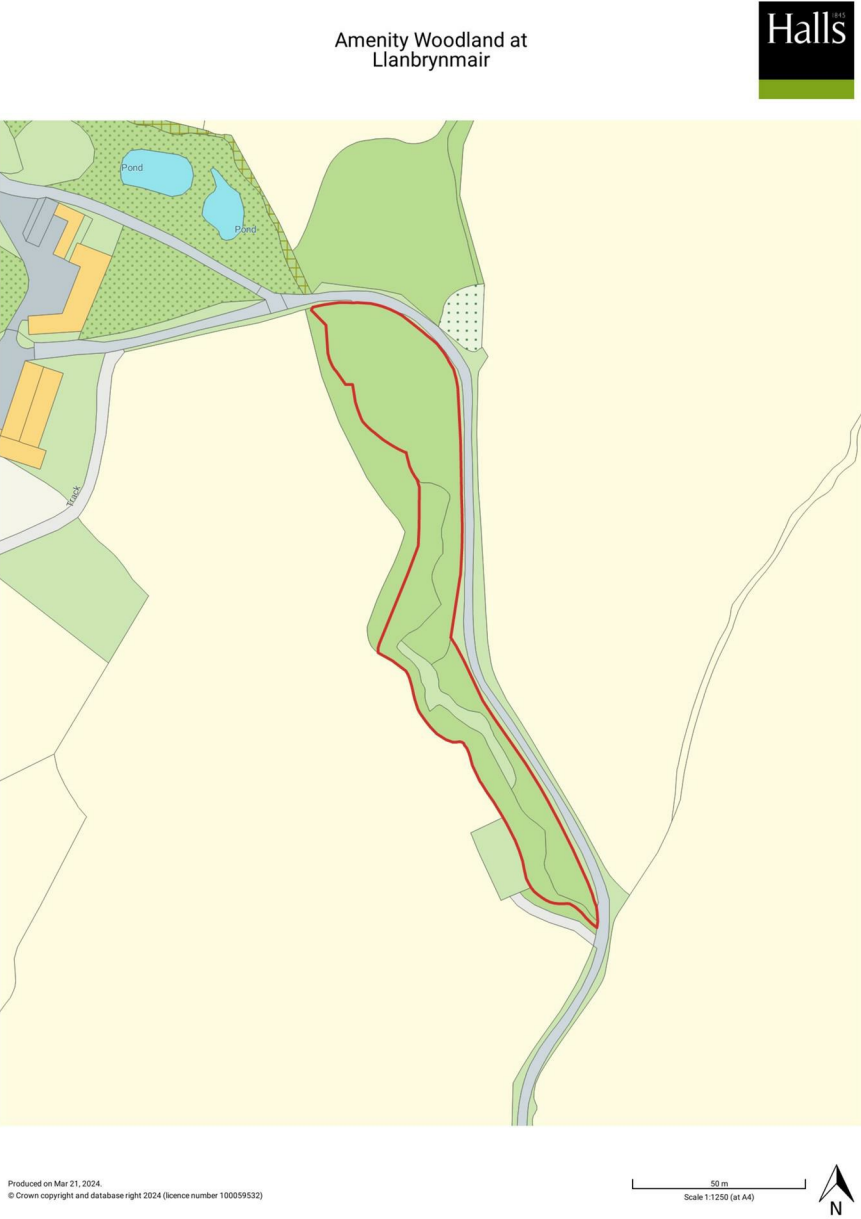


FOR SALE

Approximately 0.86 acres of, Amenity Woodland at Llanbrynmair, Powys, SY19 7DU



FOR SALE

Auction Guide Price £15,000-£20,000

Approximately 0.86 acres of, Amenity Woodland at Llanbrynmair, Powys, SY19 7DU

A wonderful opportunity to purchase a parcel of amenity woodland.

Halls

01743 450 700

**Rural Professional Department**  
Halls Holdings Ltd, Halls Holding House, Bowmen Way, Battlefield,  
Shrewsbury, Shropshire, SY4 3DR  
Email: [reception@hallsgb.com](mailto:reception@hallsgb.com)



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- Approximately 0.86 acres
- Amenity woodland
- Roadside access
- Potential for a range of uses
- Approx. ½ mile from Llanbrynmair village

SITUATION

The amenity woodland is located adjacent to the council-maintained road that leads from the A470, approximately ½ mile from the Mid Wales village of Llanbrynmair which has a number of local services and facilities, approximately 10 miles from Machynlleth and 16 miles from Newtown. The Mid-Wales coast is just over 20 miles away.

DESCRIPTION

A rare opportunity to purchase a tranquil and picturesque corner of Wales. The property comprises of approximately 0.86 (0.35 ha) of delightful amenity woodland which has access directly off the council-maintained road via a single gateway, into a level area which is useful for off-road parking. There are numerous species of mature and semi-mature trees on the land which is crossed by a beautiful stream.

The peaceful woodland has a multitude of potential uses relating to leisure, biodiversity and woodland management.

Fantastic walks, tourist attractions and various points of interest are a short distance away.

SERVICES

We understand the land is not currently connected to any services.

TENURE

The land is of freehold tenure and vacant possession will be given on completion of the purchase.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

MINERAL RIGHTS

The mineral rights are reserved as part of the manorial rights within the Manors of Talerddig, Arwystli and Cyfeiliog.

LOCAL AUTHORITY

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

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING

Viewings can be carried out at any time during daylight hours, with a set of these particulars in hand.

METHOD OF SALE

The property is for sale by Private Treaty.

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e, utility bill or bank statement and one photo ID, i.e, passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

LEGAL PACK

A legal pack has been prepared by the Solicitor. The property is sold on this basis. The buyer will reimburse the seller a fee of £374.78 for the searches provided.

SOLICITOR

Mr Christopher Bates, Morris & Bates Solicitors, PO Box 1, Alexandra Road, Aberystwyth, SY23 1PT. Tel: 01970 625 566.

SOLE AGENTS

Louise Preece BSc (Hons) MRICS FAAV, Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR. Tel: 01743 450700. Email: louise@hallsgeb.com

Fees

The buyer will reimburse the seller £750+VAT in respect of agents fees.

