



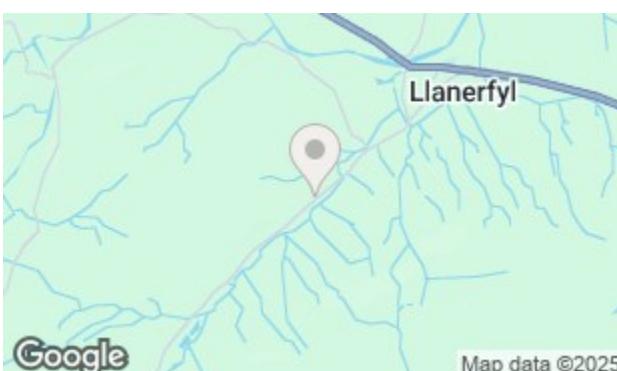
FOR SALE

Guide Price £70,000

Land Formerly Part of Craen, Llanerfyl, Welshpool, Powys, SY21 0JB

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



A practical 14.47-acre block of upland pasture rising from 195m to 246m, predominantly Grade 3b and suitable for grazing livestock. The Nant Meniol river runs through the northern part, providing a reliable water source. Securely fenced and ready for immediate use, ideal for expanding upland grazing operations.

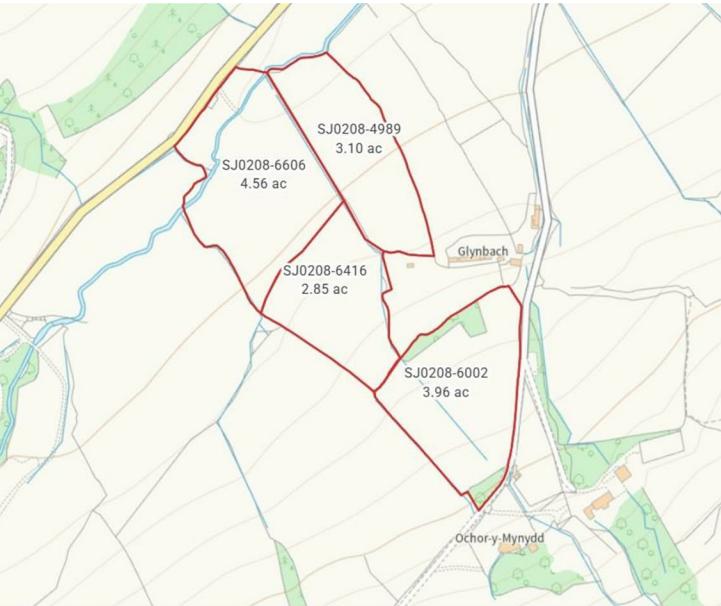



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsrb.com



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- Practical and well-situated block of upland pasture totaling approximately 14.47 acres
- Features natural slopes typical of upland grazing areas
- Classified mainly as Grade 3b agricultural land
- Suitable for grazing livestock (sheep or cattle)
- Nant Meniol river runs through the northern section offering a reliable water source
- Securely fenced – ready for immediate use with no need for boundary work

Description

This is a practical and well-situated block of upland pasture extending to approximately 14.47 acres. The land rises from around 195 meters at the roadside to a high point of 246 meters above sea level, offering natural slopes typical of upland grazing country. Predominantly classified as Grade 3b agricultural land, it is considered suitable for grazing livestock and is believed to be in good heart. The natural pasture provides a reliable resource for sheep or cattle, with soil and drainage conditions appropriate to upland hill farming. A key feature of the property is the Nant Meniol river, which runs through the northern part of the land just south of the road, providing a dependable water source for livestock. The land is securely fenced, making it ready to bring into immediate use without additional investment in boundary work. Its size and terrain make it ideal for farmers looking to expand grazing land or maintain a sustainable upland stock operation.

Tenure and Possession

We understand that the land is of freehold tenure and vacant possession will be provided upon completion of the purchase.

Boundaries, Roads and Fences

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendors nor their agents will be responsible for defining the ownership of the boundary fences.

Easements/ Rights of Way

The land is sold subject to all existing wayleaves of electricity, pipeline and all public rights of way whether specified in these sales details or otherwise.

Schedule

Please see schedule attached.

Land Registration

The land is currently registered on titles CYM374623 and WA496931

Basic Payment Entitlements

The land is registered for basic payment entitlements. The vendors will claim the 2025 year and will endeavour to transfer the relevant number of entitlements for the land (subject to RPW regulations) at the first opportunity available following completion of the sale.

Method of Sale

This land is offered for sale by private treaty.

Local Authority/Tax Band

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Rural Payments Wales, PO Box 251, Caernarfon, LL55 9DA

Schedule of Land

Land formerly part of Craen, Llanerfyl, SY21 0JB

Parcel No.	Land Use	Hectares	Acres
SJ0208-4989	Grassland	1.25	3.10
SJ0208-6606	Grassland	1.85	4.56
SJ0208-6416	Grassland	1.15	2.85
SJ0208-6002	Grassland	1.60	3.96
TOTAL		5.85	14.47



Directions

The land, formerly part of Craen, is situated in the picturesque rural village of Llanerfyl, Powys (postcode SY21?0JB). Nestled within the Banwy Valley, this peaceful location is surrounded by rolling countryside, farmland, and woodland, offering an idyllic rural setting.

From Welshpool, head west on the A458 towards Llanfair Caereinion. Continue for approximately five miles to Llanerfyl village and turn left on road sign to Talerddig (at Village Hall). The land lies to the south-west of the village and will be on your left-hand side, with access via the gate located at topped.occur.bumpy.

From Newtown, travel north on the A483 towards Welshpool. At Abermule, turn left onto the B4389 towards Llanfair Caereinion. Pass through Llanfair Caereinion and onto the A458 west for five miles to reach Llanerfyl. In the village, turn left on road sign to Talerddig (at Village Hall). The land is located to the south-west and will be on your left-hand side, with access via the gate at topped.occur.bumpy.

From Dinas Mawddwy, take the A470 south towards Mallwyd, then join the A458 towards Llanfair Caereinion. Before reaching Llanfair Caereinion, turn right in Llanerfyl at road sign to Talerddig (at Village Hall) where the land is situated to the south-west, with the access gate located at topped.occur.bumpy.

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsbg.com
www.rightmove.co.uk
www.onthemarket.com