

Roger Parry & Partners



1.422 acres (0.560 hectares) Pasture/Amenity Land For Sale Adjacent to Maes-Y-Gof, Foel, Welshpool, Powys.

1.42 acres (0.560 hectares) of land down to pasture with access available off the A458 trunk road.

FOR SALE BY PRIVATE TREATY

Price Guide: £20,000

Roger Parry & Partners LLP are delighted to have instructions to offer for sale by Private Treaty, 1.422 acres (0.560 hectares) of pasture land.

1.422 acres (0.560 hectares) or thereabouts of land currently down to pasture. The land offers itself to a variety of uses including agricultural, amenity and equestrian. The boundary of the field consists of hedge and stock proof fencing.

The land is located within the village of Foel, adjacent to Maes-Y-Gof housing estate. It is easily accessible from the A458 trunk road via a track, shaded brown on the plan below.

Powys County Council, Neuadd Maldwyn, Severn Road,
Welshpool, Powys, SY21 7AS

The land is offered for sale by Private Treaty as a whole.

The land is sold Freehold and Vacant Possession will be granted on completion.

The attached plan has been prepared from the Ordnance Survey Map and is included for identification purposes only, it is not to scale.

All sporting rights, timber and mineral rights, as they may be owned, are included in the sale.

The land will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies, and other rights, covenants, restrictions and obligations, quasi- easements and all wayleaves whether referred to in these particulars or not. The land has the benefit of a right of way over the track shaded brown on the plan below.

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

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Viewing of the property is strictly by appointment only, please contact Tudor Watkins at Roger Parry & Partners LLP, 1 Berriew Street, Welshpool, Powys, SY21 7SQ. Tel: 01938 554499

From Welshpool: at the roundabout at the top of main street take the 2nd exit towards Llanfair Caereinion on the A458. Stay on the A458, travelling through Llanfair Caereinion, Llanerfyl and Llangadfan. Then, after approximately 1.5 miles you will come to the village of Foel and after about 300 yrds you will see a track on your left adjacent to 'Hen Dafarn', leading to the land. The property is indicated by way of a sale board.

