



Bryn Perthy Farm, Arddleen, Llanymynech, Powys, SY22 6RT
FOR SALE by Private Treaty, as a whole or in 4 lots

01938 555 552

Halls are delighted with instructions to offer For Sale
By Private Treaty, as a whole or in 4 lots

GUIDE PRICES:

As a whole: £1,655,000

Lot 1: House, Buildings and 90 acres £1,350,000

Lot 2: 6.90 acres £65,000

Lot 3: 9.76 acres £95,000

Lot 4: 14.88 acres £145,000



2 Reception

4 Bedrooms

2 Bathrooms

Approx 121.38 acres

An Excellent Arable/Grassland Farm

- Period detached 4 bedroom farmhouse
- Impressive range of Modern and Traditional farm buildings
- Productive arable and pasture land





General Remarks

Halls are delighted with instructions from The Davies Family to sell Bryn Perthy, following their decision to retire from active farming. The Davies Family have farmed Bryn Perthy since the Second World War. The farm has been run as a dairy youngstock unit for the last decade or so and this has proved to be a very successful use. The livestock buildings can comfortably house up to 180 head of cattle in cubicles and loose housing pens, with ample fodder and machinery storage. The land is highly productive and grows plenty of grass with arable options. This year maize and triticale are being grown on part of Lot 1. The land extends in total to 121.38 acres or thereabouts and is geographically divided into 4 lots. The main block with the house and buildings extends to approximately 90 acres and there are three further parcels of land ranging from 6 to 15 acres situated around the village. The land is well fenced and has the benefit of mains and private natural water supplies.

The farmhouse sits conveniently to the East side of the farmyard and has its own separate driveway from the farm. It is of stone and rendered construction and provides for open plan kitchen/dining room, 2 reception rooms and 4 bedrooms over 2 floors. There is a pleasant garden to the front of the house and attractive views over the Severn Valley towards Criggion Hill and the Long Mountain.

The selling agents strongly recommend an inspection of this wonderfully situated farm.

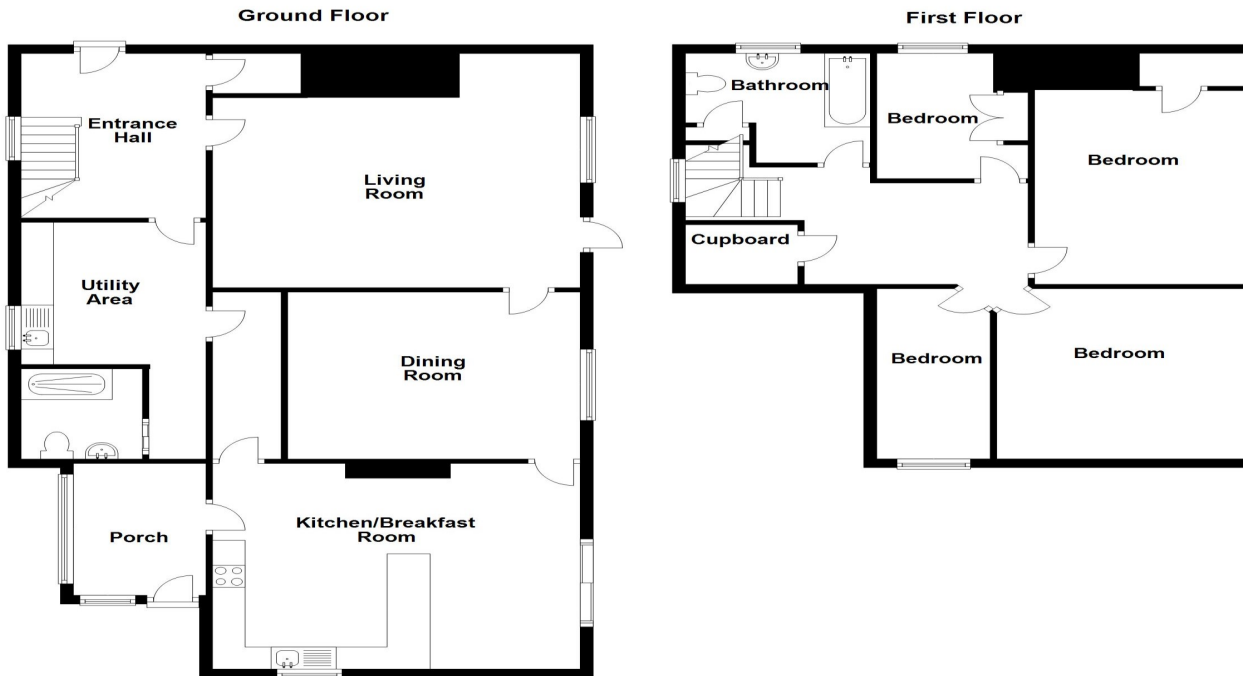
The Farmhouse

An attractive two storey farmhouse of stone construction with rendered elevations under a pitched slate roof. The farmhouse boasts generous family accommodation to include a large open plan kitchen/dining area with patio doors out to the front patio and gardens, as well as utility room, wet room and two reception rooms on the ground floor. On the first floor are four bedrooms and a family bathroom.

The farmhouse has mains services to include water, electricity and is on the village foul drainage system, oil fired central heating and full double glazing.

Outside, the property is accessed via its own private driveway to the rear where there is a carport and parking area. The gardens are of note and are situated to the front of the property. The gardens are down to lawns with a variety of shrubs and ornamental trees and are enclosed by mature hedges.

The farmhouse benefits from fine views to the front elevation.



10/05/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

The graph above this graph shows the current and potential energy ratings.

The Land

Bryn Perth extends in all to 121.38 acres or thereabouts. It comprises the main block, Lot 1 with farmhouse, farm buildings and approximately 90 acres of productive pasture and arable land. Lot 2, 3 and 4 comprise 3 parcels of land ranging from 6 to 15 acres Situated around the village and alongside the A483 Welshpool to Oswestry road. The land is well fenced, has good access and has the benefit of either natural or mains water supplies. The land can be better described in the following schedule.

LOT ONE:

<u>Field No</u>	<u>Description</u>	<u>Ha</u>	<u>Ac</u>
House, Buildings and Yard		0.70	1.74
5843	Pasture	1.44	3.56
5134	Pasture	0.94	2.32
4540	Pasture	0.43	1.06
4450	Pasture	1.14	2.82
3145	Pasture	2.23	5.51
	Track	0.14	0.34
3631	Pasture	1.04	2.56
2123	Pasture	1.85	4.57
2414	Maize	1.94	4.79
9909	Pasture	1.66	4.10
1403	Maize	3.94	9.74
9690	Maize	6.70	16.56
2586	Triticale	2.84	7.02
0874	Triticale	2.35	5.81
9168	Triticale	4.19	10.35
7858	Triticale	<u>3.08</u>	<u>7.61</u>
		36.61	90.46

<u>Field No:</u>	<u>Description</u>	<u>Ha</u>	<u>Ac</u>
<u>LOT TWO:</u>			
1959	Pasture	2.72	6.72
<u>LOT THREE:</u>			
7738	Pasture	1.70	4.20
	Pasture	<u>2.14</u>	<u>5.29</u>
		3.84	9.49
<u>LOT FOUR</u>			
9456	Pasture	3.43	8.47
8335	Pasture	<u>2.53</u>	<u>6.24</u>
		5.96	14.71
TOTAL		49.13	121.38

Halls

Halls Holdings House
Bowmen Way, Battlefield
Shrewsbury, Shropshire, SY4 3DR
bendutton@halls.gb.com
01743 450700

Bryn Perthy Farm

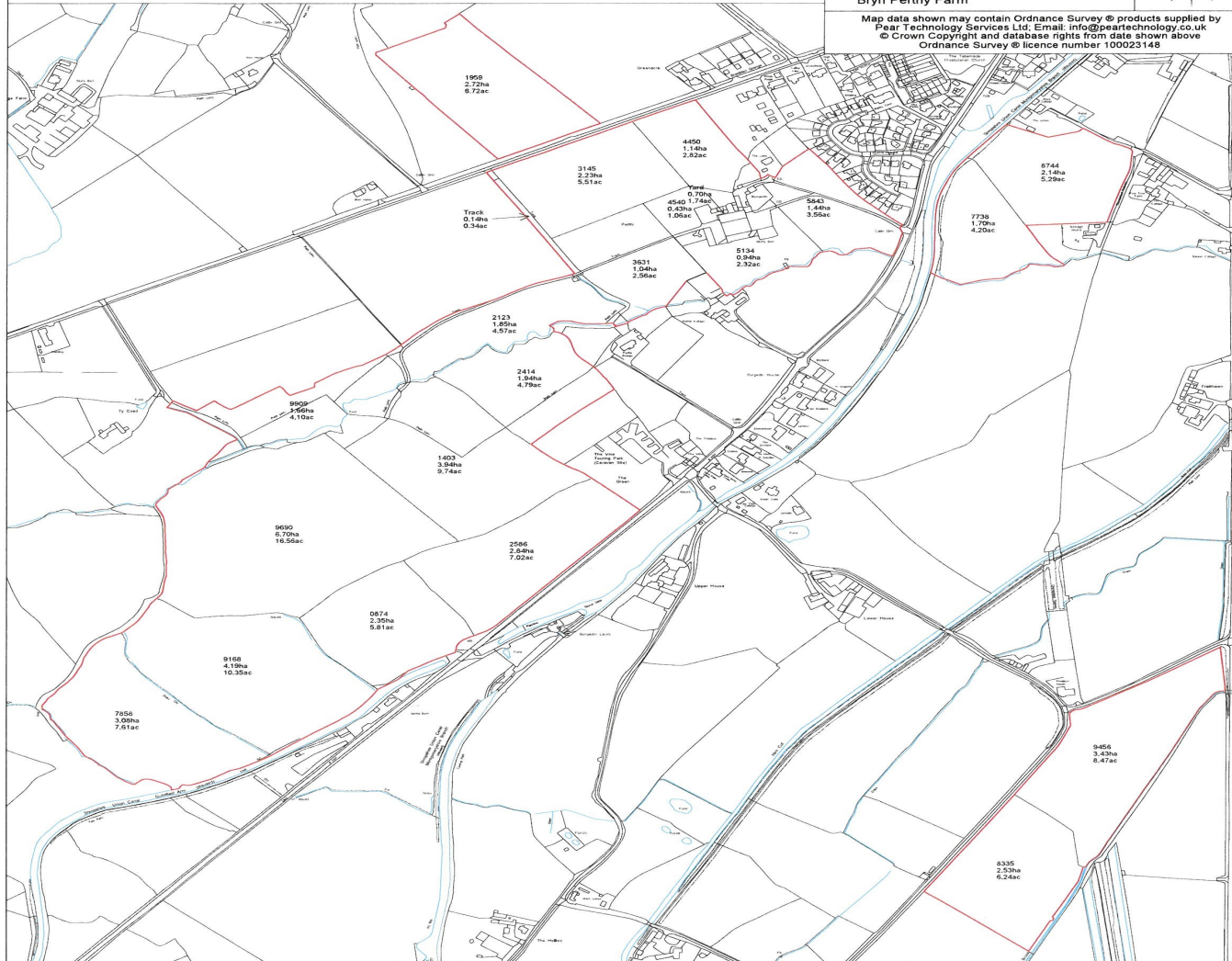
SCALE :
1 : 2500

DATE :
02/06/2021



MAP FILENAME :
Bryn Perthy Farm

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Situation

Bryn Perthy farm is situated in a convenient location close to the village of Arddleen with good road networks to the North, Chester 37 miles, Liverpool 64 miles and the East, Shrewsbury 17 miles, Birmingham 65 miles. The nearest facilities are available at Guilsfield, 3.5 miles with Welshpool 6.5 miles and Oswestry 9.6 miles distant. The area is well served with a good range of business and leisure facilities.

Tenure

The farm is of freehold tenure and vacant possession will be given upon completion except for Field numbers 7858, 9168, 0874, 2586, 1403, 2414 and 9690 which are growing maize and triticale and these fields will not be available to the purchasers until they have been harvested.

Services

Water: The farmhouse and farm buildings are served by mains water
The land has the benefit of mains water supplies where natural water supplies are not available

Drainage: Village sewage system

Electricity: Mains single phase electricity

Basic Payment Scheme

The land is registered on the Rural Payment Register and the Vendor will transfer to the Purchaser the relevant number of entitlements to cover each lot free of charge on completion, subject to RPW approval. This transaction will be carried out at the first available opportunity after completion



Environmental Schemes

The land is not subject to any environmental Stewardship Schemes

Rights of Way

There are footpaths that run through various parts of the land. For further information please contact the selling agents or consult an Ordnance Survey map of the area

Sporting Rights

The sporting rights will be included with the sale

Ingoing

The property will be sold free of ingoing

Planning

The property will be sold subject to any development plan, tree Preservation order, town planning schedule, resolution or notice which may be, or may come to be in force, subject to any road widening or improvement scheme, land charges or statutory provisions or bye laws without any obligation on the Vendors or their agents to specify them

Boundaries, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining ownership of the boundaries, hedges or fences

Easements, Wayleaves and Rights of Way

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





Fixtures and Fittings

All fixtures and fittings, unless specifically referred to in the details are excluded from the sale. There are a number of items in the house that are available to be purchased by separate negotiation

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when viewing the farm

Local Authority

Powys County Council

Powys County Hall

Spa Road East

Llandrindod Wells

Powys

LD1 5LG

Council Tax Band

Bryn Perthy farmhouse is in Council Tax Band G

Viewings:

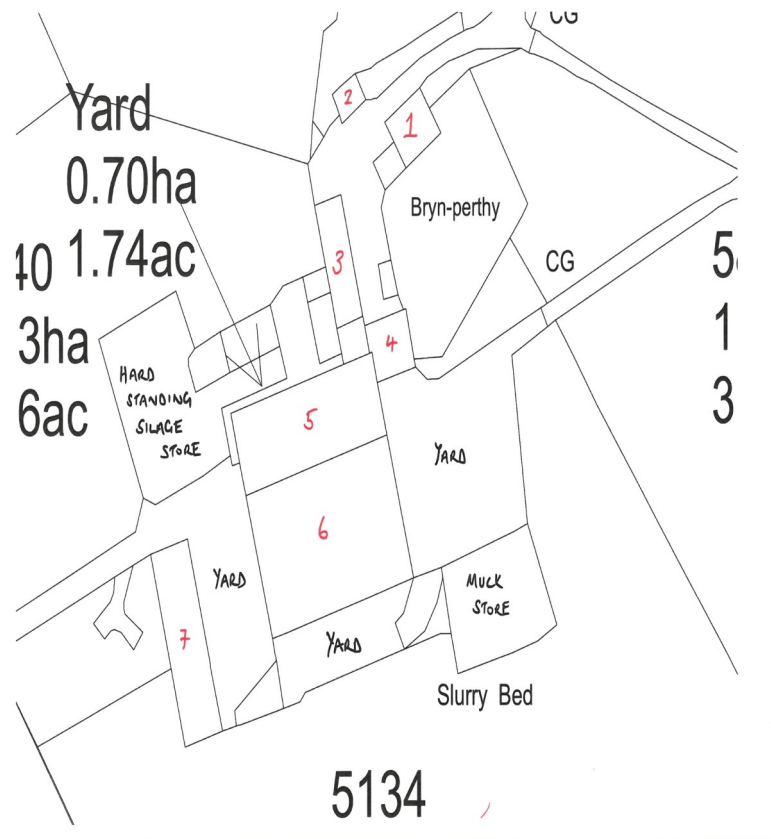
Lot 1: Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@hallsgb.com

Lots 2, 3 and 4: The land may be viewed by prospective purchasers at any reasonable time during daylight hours with a set of these particulars. Please make sure that you shut any gate that you have opened

Directions

The postcode for the property is SY22 6RT. What3Words reference: grinders. trooper.sisters





Farm Buildings

1. Farmhouse
2. Carport
3. Traditional timber frame barn with brick and timber elevations (44'1 x 32'6)
4. Machinery Store
5. 7 bay multi purpose steel framed building with cattle pen sections (removable)
6. 7 bay purpose built cattle shed (105' x 71'10) - 50 cubicles, central feed passage' loose housing area
7. 6 bay open fronted multi purpose building with concrete floor (90' x 20')





FOR SALE by Private Treaty



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 FSA. 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.

Halls¹⁸⁴⁵

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