

Auction Pack

Re: Sale of Henllan Mill, Llangyniew, Welshpool, Powys SY21 9EN **(Property comprises of Henllan Mill and Henllan Mill Cottage)**

1. Contract (Please note clause 7 that searches have to be reimbursed by the Buyer upon completion).
2. Official Copies of Title Number CYM596881.
3. Copy Statutory Declaration dated 22nd August 2013.
4. Official Copies of Mines and Minerals Title Number CYM596393.

Henllan Mill

5. Property Information Form
6. Fittings and Contents Form.
7. 2011 Electrical Certificate.
8. Paperwork for service of the boiler in June 2025.
9. Energy Performance Certificate.
10. FENSA Certificate – one window and one door at Henllan Mill Cottage.
11. Plan showing T marks for boundary responsibilities.
12. Structural Engineers service.
13. HETAS Certificate for log burner.
14. Paperwork for registration of the Septic Tanks with the Environment Agency. There are two Septic Tanks on the property. One serves part of the Mill and the other serves another part of the Mill and the Henllan Mill Cottage.

Henllan Mill Cottage

15. Property Information Form.
16. Fittings and Contents Form.
17. Energy Performance Certificate.

Searches

- Local Search:

Reference to public footpaths map. Please also see documentation from Emrys Jones & Co with regards to diverting the footpath.

Reference to Building Regulations for two self contained units. This is believed not to relate to Henllan Mill but to the neighbouring property Caethie Cottage.

- Search of the Index Map
- Severn Trent Drainage and Water Search
- Residential Enviro Search
- Chancel Check Search