

For Sale by Private Treaty  
Upon the Instructions of Mr T Owen  
Montgomeryshire,  
(Powys)

Conveniently Located Freehold Roadside Pasture Land  
Known as

## LAND AT TIRBRWNT

CAERSWS

POWYS

SY17 5QP

norman lloyd

ASKING PRICE £99,500

**Agents:**

Norman Lloyd & Co.  
55 Longbridge Street  
Llanidloes  
Powys  
SY18 6EF

Tel: 01686 413 209  
Fax: 01686 412 199

**Solicitors:**

Wace Morgan Tomleys  
31 Market Street  
Newtown  
Powys  
SY16 2PG

Tel: 01686 626 641  
Fax: 01696 628 618

## Property Description

### SUMMARY

The land at Tirbrwnt comprises a parcel of conveniently located, well maintained, freehold, roadside pasture land extending to 22.33 acres (or thereabouts).

### DIRECTIONS

From Caersws take the B4569 and proceed towards Trefeglwys taking the second right turn approximately 2 miles from Caersws. Proceed along the single track roadway until you reach the fork in the road after approximately ½ miles and the land will be situated in the fork of the road.

### DESCRIPTION

**Land Formerly Part of Tirbrwnt  
Caersws  
Powys  
SY17 5QP**

The property comprises a useful parcel of pasture and woodland located adjacent to a council maintained road way. The land has been improved and currently is watered from natural sources. There is a small storage / livestock shelter building on the land.

### GENERAL REMARKS AND STIPULATIONS

#### 1. GENERAL

The Agents have been favoured with instructions from Mr T Owen to offer the property for sale by Private Treaty.

#### 2. SITUATION

The property is located adjacent to a council maintained roadway and formerly part of Tir Brwnt Farm, Caersws. From Caersws take the B4569 and proceed towards Trefeglwys taking the second right turn approximately 2 miles from Caersws. Proceed along the single track roadway until you reach the fork in the road after approximately ½ miles and the land will be situated in the fork of the road.

#### 3. SERVICES

Water supplies from natural sources.

#### 4. TENURE

The property is freehold with vacant possession on completion.

#### 5. VIEWING

The property may be viewed by prior appointment with the Agents.

#### 6. RIGHTS, EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of any existing right of way, drainage, water and other rights, easements and wayleaves whether by written agreement or otherwise.

#### 7. BASIC PAYMENT ENTITLEMENTS

There are no Basic Payment Entitlements included with the sale of the property.

#### 8. FIXTURES AND FITTINGS

The Fixtures and Fittings as stated in these Sale Particulars are included in the sale of the Freehold.

#### 9. BOUNDARIES AND FENCES

The boundaries and their ownership have been identified as far as possible on the sale plans however their identification is provided for guidance only and the successful purchaser(s) must accept the existing position in this regard and be deemed to have full knowledge of it.

#### 10. LOCAL AUTHORITIES AND PUBLIC UNDERTAKINGS

Powys County Council - 01938 552828  
Welsh Assembly Government - 01597 828308  
Environment Agency - 08708 506506

#### 11. LOTTING

The Property will be sold as a whole. The Auctioneers however reserve the right to submit the Property in any manner or order of lotting and to withdraw, amalgamate or vary the lotting as they may wish.

**12. PLANS AND SCHEDULES** The plan areas and gross acres and hectares have been obtained from the Ordnance Survey Plans and are not suitable for the preparation of SFP Applications.

**13. PLANS AND PARTICULARS** The plans and these particulars have been prepared for the convenience of the prospective purchasers but although believed to be correct, do not constitute, any part of an offer or a contract. All statements in these particulars are made without responsibility on the part of the Vendors or his Agents, Norman Lloyd. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements made or contained in these particulars. The Vendor does not make or give neither Norman Lloyd, nor any person in their employ, any authority or make or give any representations or warranty whatever in relation to this property.

## **GENERAL INFORMATION**

### **VIEWING**

By strict appointment with the selling agents  
Norman Lloyd on 01686 413209.

### **TENURE**

We understand that the property is Freehold, however prospective purchasers are urged to make their own enquiries through their legal advisors.

### **NEGOTIATIONS**

Prospective purchasers are requested to conduct all negotiations through the Selling Agents.

### **SERVICES**

Please note:- Any services heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

### **LOCAL AUTHORITY**

Powys County Council

### **COUNCIL TAX**

Band N/A (verbal enquiry only)

### **INDEPENDENT SURVEYS**

If you do not buy or find your ideal home through Norman Lloyd, we are able to offer RICS Home Buyers' Survey and Valuation Reports carried out by experienced qualified staff.



The land extends to  
22.33 Acres (8.044 hectares)

Or thereabouts

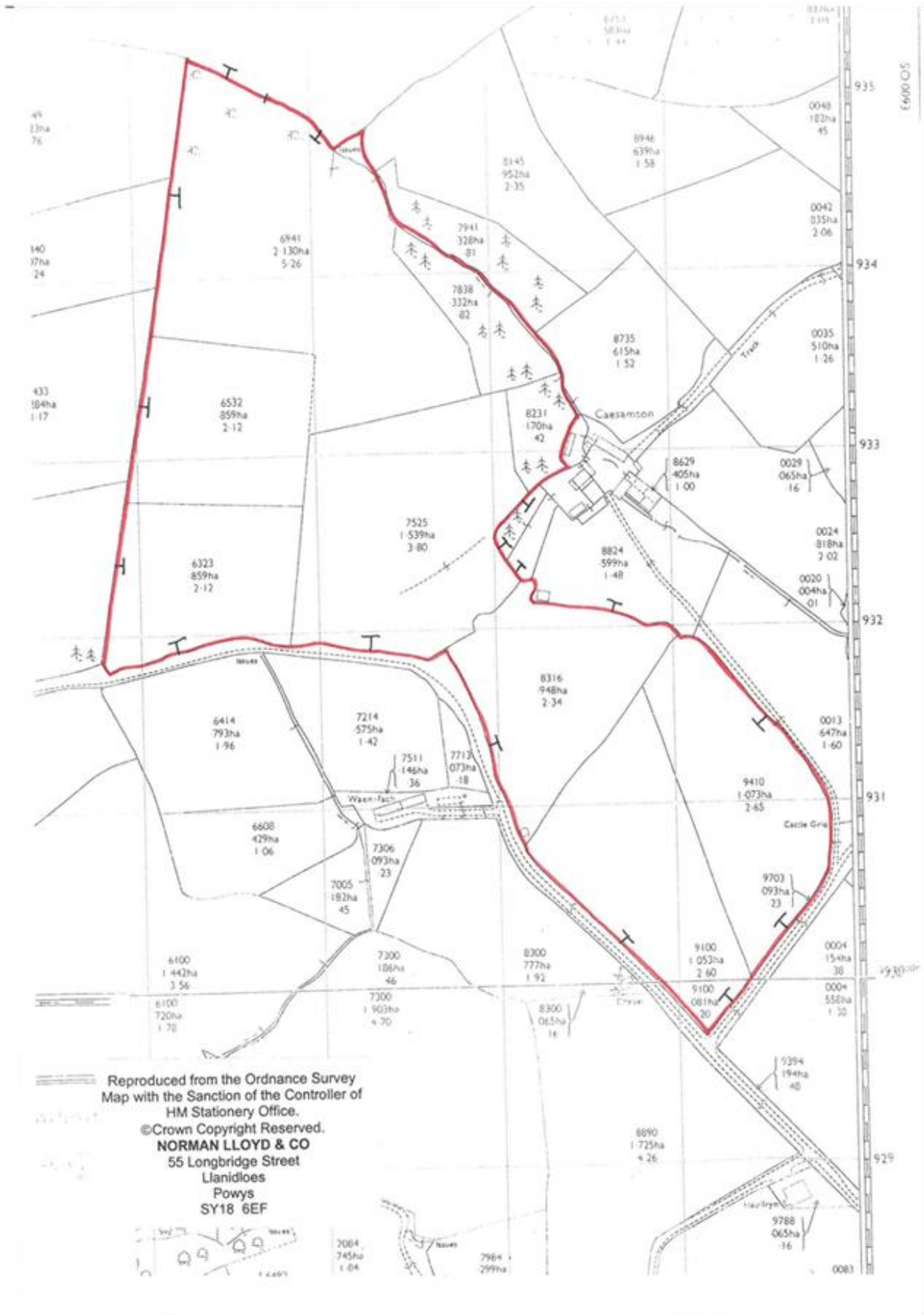
As set out in the following

Schedule

OS	Description	Area	
		Hectares	Acres
9410	Pasture	1.073	2.65
9100	Pasture	0.134	2.80
8316	Pasture	0.948	2.34
7525	Pasture	1.539	3.80
6941	Pasture	2.130	5.26
6532	Pasture	0.859	2.12
6323	Pasture	0.859	2.12
7838	Woodland	0.332	0.82
8231	Woodland	<u>0.170</u>	<u>0.42</u>
		8.044 ha	22.33 acres
		—	—

Vacant possession on completion

Price: £99,500 (subject to contract)



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 Llanidloes, Powys,  
 SY18 6EF

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 01686 413209

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements