Woodland And Pasture Land At Glandyfi, Machynlleth, SY20 8SS

- A very rare opportunity to purchase a substantial area of lowland broadleaf woodland in a convenient, flat, low lying position.
- Nearly 50 acres of land in one convenient shape block
- Direct access from the A487 at two points
- Natural water supplies
- Good internal road access
- In close proximity to the River Dyfi and Dyfi Estuary

Guide price £200,000

Newtown Office 01686 626160 newtown@morrismarshall.co.uk
**Instruction**
Morris Marshall & Poole with Norman Lloyd have been favoured with kind instructions to offer for sale by private treaty approximately 50 acres of roadside woodland, pasture land and useful timber and steel sheeted range of storage, livestock and general purpose buildings in close proximity to the A487 and located at Glandyfi, Machynlleth, Powys, SY20 8SS.

**The Land**
A very interesting and rare habitat located directly adjacent the A487 Machynlleth to Aberystwyth main road with two access points directly into the land.  
A mid-crop rotation of broadleaf woodland comprising a variety of poplar, ash, alder, willow and some oak with rides to gain access through the site.  
The land could be enjoyed for amenity or environmental purposes and provides a "getaway from it all" experience.

The land has recently been used for agriculture by the extensive grazing of livestock. The farm buildings lie around a gated yard which has direct access onto the A487.  
In the alternative, the site could be more intensely managed for the creation of biomass for the current ready market for timber for the heating of homes.

The site also has a useful range of timber pole and steel sheeted Storage Buildings which could be used for the storage of timber or in connection with the land for farming or environmental purposes.

The land lies in close proximity to the River Dyfi and adjacent the Cambrian Railway Line from Machynlleth to Aberystwyth, and lies a short distance south of Dyfi Junction and Cors Dyfi with the famous Dyfi Osprey Project located just to the north.

**Access to the Land**
The land is directly accessed from the A487 at two convenient points, one leading direct into the farmstead comprising a range of timber and steel sheeted buildings with adjacent block of pasture land.

**Services**
Natural water supplies.

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

**Boundary Responsibilities**
The Purchaser will be expected to take to the position which is currently enjoyed. For indication purposes only this is shown by the inward "T" marks on the plan enclosed.

**Basic Payment Scheme**
The land is not registered under the Basic Payment Scheme.

**Mineral Rights**
We understand the mineral rights are included in the sale.

**Sporting Rights**
We understand the sporting rights are in hand and will be transferred with the sale of the property.

**Tenure**
Freehold with vacant possession.

**Disclaimer**
The areas stated within these particulars are taken from the digital mapping software Promap, therefore the actual areas may vary.

**Method of Sale**
The land will be offered for sale by private treaty with offers being submitted to Tony
Evans BSc(Hons) MRICS FAAV MRAC or Joe Powell BSc(Hons), Morris Marshall & Poole with Norman Lloyd, 10 Broad Street, Newtown, SY16 2LZ. Tel. 01686 626160.

**Viewing**
Viewing at any time when in possession of the sale particulars.

**Directions**
The land is very conveniently located adjacent the A487 and is easily approached from Machynlleth travelling south on the A487 through Derwenlas and past the Dyfi Osprey Project on the right hand side where the land is located approximately 1 mile further on the right hand side, indicated by the Agent's For Sale Signs.

**Money Laundering Regulations**
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) e.g. Passport or Photographic Driving Licence and a recent Utility Bill.

**Agricultural Mortgage Corporation (AMC)**
Morris Marshall & Poole with Norman Lloyd are AMC Agents throughout Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.

**IMPORTANT NOTICE**

1. These particulars have been prepared in all good faith to give a fair view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. Photographed are in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references made to planning permission or potential uses such information is given by MORRIS, MARSHALL & POOLE WITH NORMAN LLOYD in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are

**Website**
To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

**Morris Marshall & Poole with Norman Lloyd**
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