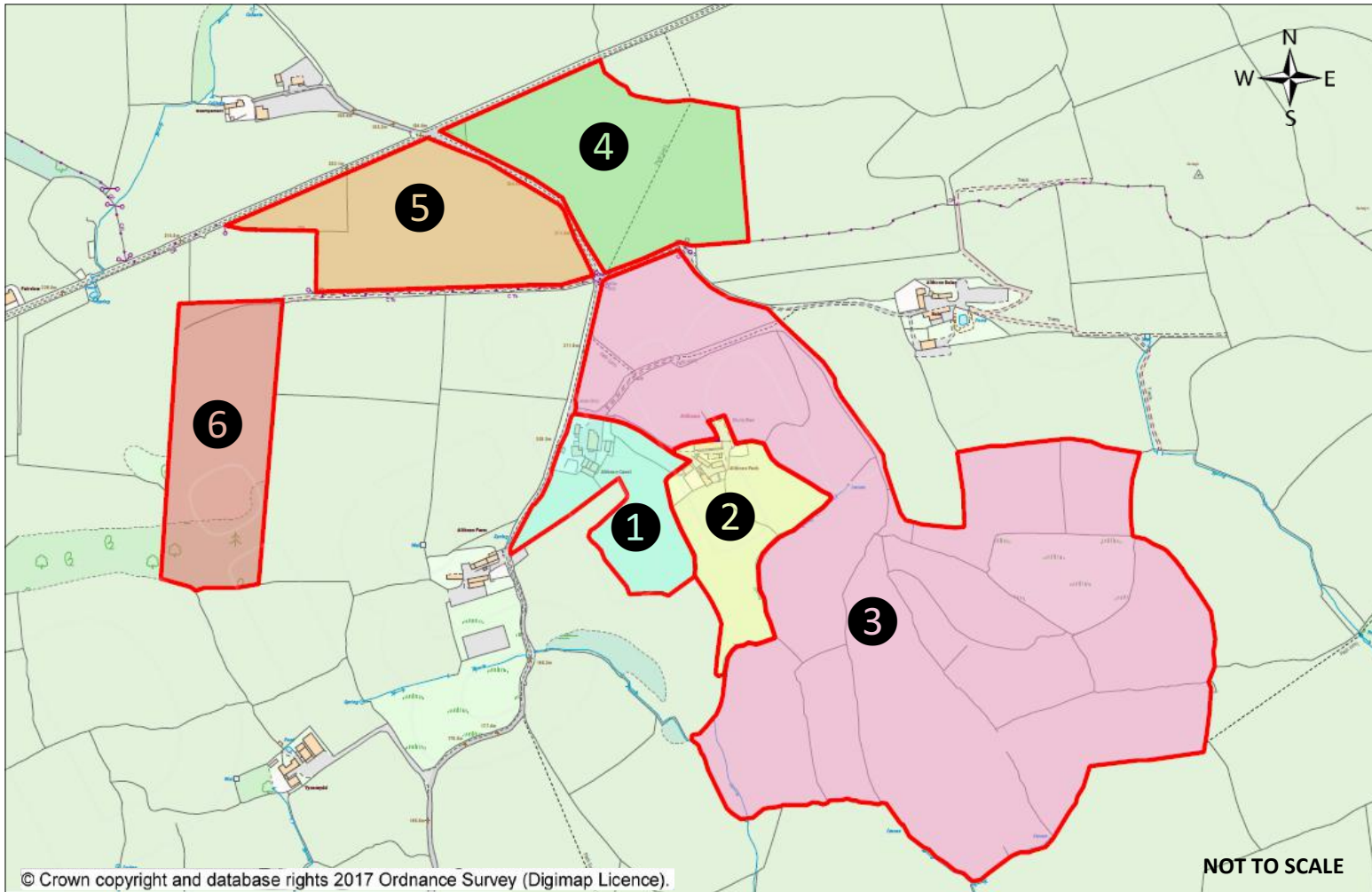


# Aithnen Ganol & Aithnen Fach

*Llanfechain ~ Powys ~ SY22 6XQ*

# Aithnen Ganol is for sale

as a whole or in 6 Lots:



## **Lot 1:**

Aithnen Ganol Farmhouse and out buildings set in **4.62 acres** (1.87 hectares)

## **Lot 2:**

Aithnen Fach semi derelict farmhouse and out buildings set in **5.06 acres** (2.05 hectares)

## **Lot 3:**

**57.98 acres** (23.46 hectares) of land

## **Lot 4:**

**11.54 acres** (4.67 hectares) of land

## **Lot 5:**

**11 acres** (4.45 hectares) of land

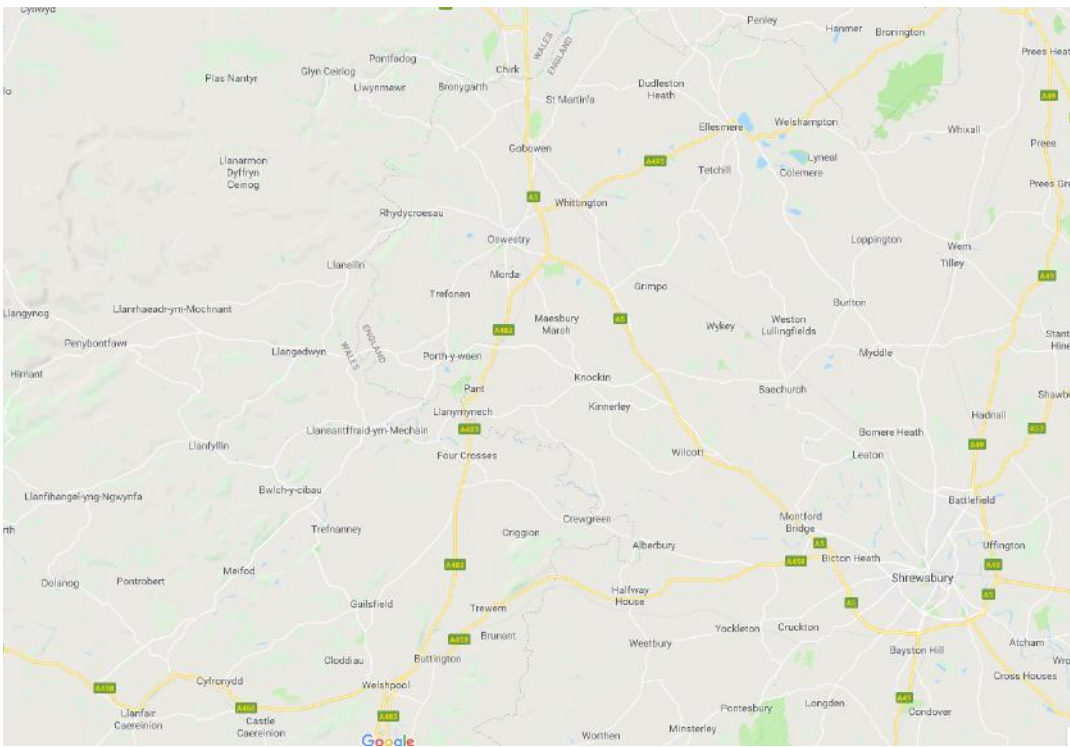
## **Lot 6:**

**9.41 acres** (3.81 hectares) of land

## **As a whole:**

Approximately **99.63 acres** (40.32 hectares) of land to include a grade II listed traditional farmhouse and a range of farm buildings.





**Basic Payment Scheme** - The land is registered for the Basic Payment Scheme. Entitlements may be available by separate negotiation.

**Sporting, Timber and Mineral Rights** - All sporting rights, including shooting rights, timber and mineral rights as they are owned are included in the sale.

**Services** - The services for the individual lots are outlined within the particulars.

**Designations** - Aithnen Ganol is not a Nitrate Vulnerable Zone (NVZ). Aithnen Ganol is not located in any flood risk zones.

**Rights Reserved for Dispersal Sale** - The vendor reserves the right to hold a dispersal sale at Aithnen Ganol before completion of the sale.

**Tenure** - The property is available on a freehold basis with vacant possession on completion.

**Floor Plans** - All floor plans are artists impressions, for illustration purposes only. All measurements are approximate and not to scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Plans produced using PlanUp.

**EPC Rating & Council Tax** - For the EPC Rating and Council tax band please see Aithnen Fach. Aithnen Ganol has not had an EPC carried out due to it being Grade II listed. For a copy of the Energy Performance Certificate please contact the selling agents.

**Local Authority** - The property falls within the Powys County Council boundary.

Powys Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel:01597 826000

**Easements, Wayleaves and Rights of Way** - The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

There are public Rights of Way on the property, located within Lot 1 and 3.

**Method of Sale** - The Property is offered for sale by private treaty and is available as a whole or in 5 lots. The vendor reserves the right to alter or amend the lotting plan.

**Boundaries** - The purchaser will be deemed to have full knowledge of all boundaries comprising the property. Neither the vendor nor their agents shall be responsible for defining the boundaries of the ownership thereof.



## **Lot 1 – Aithnen Ganol Farmhouse, Out Buildings & Paddocks set in 4.62 acres (1.87 hectares)**

A Grade II listed traditional farmhouse in a wonderful rural setting with spectacular views over the Powys countryside. The property dates from mid C17 and was encased in brickwork in the mid C19 and is Grade II listed.

The property is set in substantial gardens and includes a paddock and a range of agricultural buildings with potential to convert into residential use. The property has private access directly onto the adopted highway.

Aithnen Ganol Farmhouse is well laid out for family life. The rooms are full of character and charm. The property is of brick and stone construction and part timber frame, with a slate roof. There is a large concrete yard to the front of the property with ample parking and a garage adjoining the house.



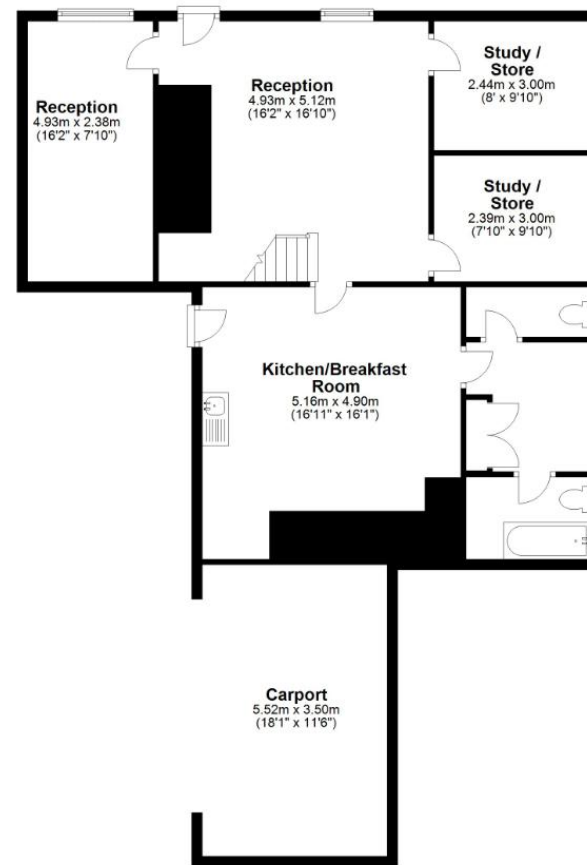
### **Ground Floor:**

- Front Porch
- Kitchen/Dining Room
- Lounge
- Utility
- Bathroom
- Pantry

### **First Floor:**

- Landing Area
- Single Bedroom
- Double Bedroom
- Double Bedroom
- Double Bedroom
- Bathroom

**Services:** Mains Electricity ~ Private Water ~ Oil Central Heating ~ Septic Tank  
Drainage ~ EPC Rating: G ~ Council Tax Band: E



## Ground Floor Plan

*\*All measurement are approximate ,*



## First Floor Plan

*\*All measurement are approximate, not to scale*

## Lot 2 – Aithnen Fach semi derelict Farmhouse, a range of red brick buildings set in 5.06 acres (2.05 hectares)

Aithnen Fach is accessed over the driveway off Ystryd Y Ceunant with the initial section being shared with Aithnen Ganol and the remainder is solely for the benefit of Aithnen Fach. The farm benefits from a range of buildings and land to include traditional and modern farm buildings all set in approximately **5.06 acres (2.05 hectares)** with significant **potential for residential development** of the traditional farm buildings. The modern buildings are accessed over a hardcore track, now covered with grass, whilst the traditional units are situated at the end of the drive arranged around a concrete courtyard.

### Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SJ2022 3809	1.80	0.73	Grass
SJ2021 3199	3.26	1.32	Grass





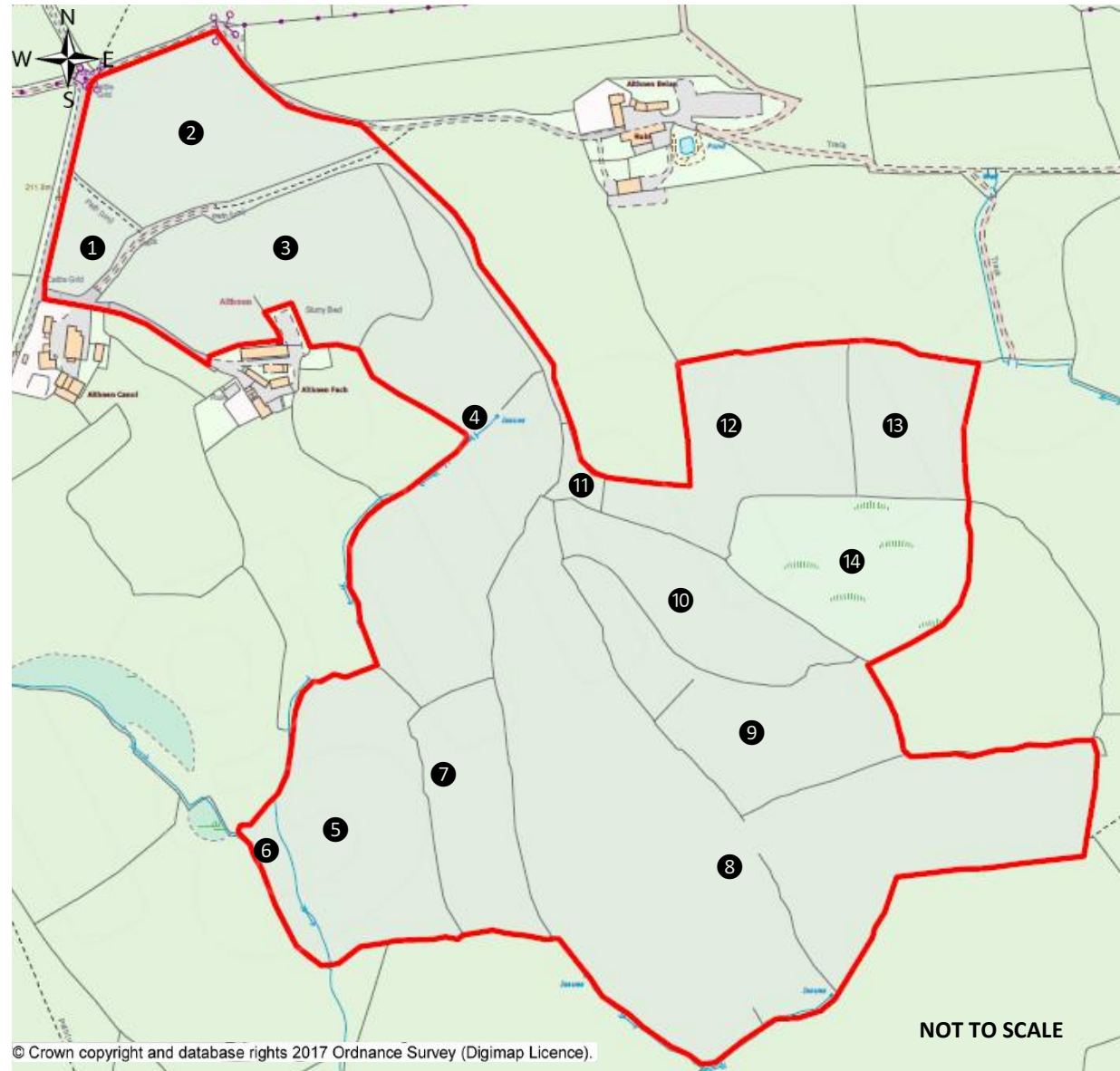
## Lot 3 – 57.98 acres (23.46 hectares) of land

The land is all laid to pasture and is gently undulating. The land is all in good heart with much of the land lying in a ring fence around the two farmsteads (with access off both) and a further access point accessed directly off Ystryd y Ceunant. The field boundaries and gates are in good condition with the boundaries comprising a range of mature hedgerows and stockproof post and wire fencing.

The land is well suited as good versatile grade 3 grazing land.

### Schedule of Fields: (net area)

Field	Field Number	Acres	Hectares	Crop
1	SJ2022 1822	0.77	0.31	Grass
2	SJ2022 2729	3.98	1.61	Grass
3	SJ2022 3020	4.62	1.87	Grass
4	SJ2022 4308	6.99	2.83	Grass
5	SJ2021 3782	4.37	1.77	Grass
6	SJ2021 3177	0.52	0.21	Grass
7	SJ2021 4582	2.52	1.02	Grass
8	SJ2021 6684	15.99	6.47	Grass
9	SJ2021 6290	3.88	1.57	Grass
10	SJ2021 6097	2.72	1.10	Grass
11	SJ2022 5106	0.27	0.11	Grass
12	SJ2022 6207	3.66	1.48	Grass
13	SJ2022 7409	2.08	0.84	Grass
14	SJ2021 7098	3.63	1.47	Grass





Lot 3, Grass



## Lot 4 11.54 acres (4.67 hectares)

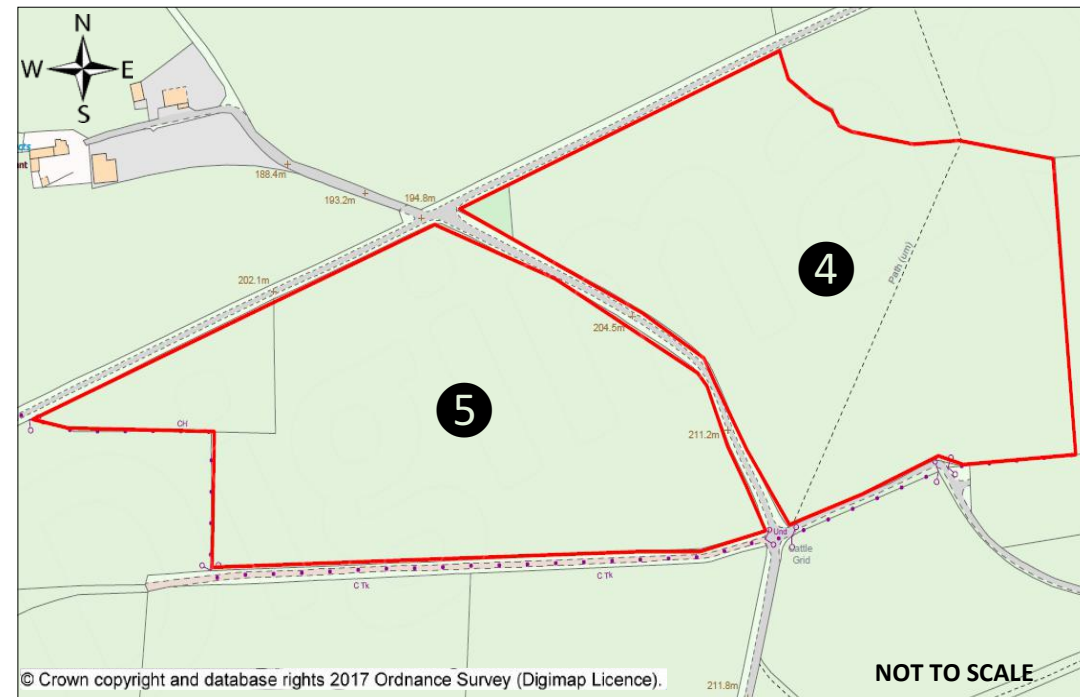
## Lot 5 – 11 acres (4.45 hectares) of land

A ring-fenced parcel of land with excellent access directly onto the B4396 as well as the adjoining minor road. The fields are fenced for cattle/ livestock, and some fields are bordered by mature hedges.

The land is good versatile grade 3 arable land slightly undulating to flat. The arable land has been farmed in a relatively intensive way with regular cuts of silage.

### Schedule of Fields: (net area)

Lot	Field Number	Acres	Hectares	Crop
5	SJ1922 8141	1.26	0.51	Grass
5	SJ2022 0040	9.74	3.94	Grass
4	SJ2022 0649	0.09	0.04	Grass
4	SJ2022 1445	7.17	2.90	Grass
4	SJ2022 2643	4.28	1.73	Grass





## Lot 6 – 9.41 acres (3.81 hectares) of land

A ring-fenced parcel of land with excellent access directly off Ystryd Y Ceunant, as well as the adjoining minor road. The fields are fenced for cattle/ livestock, and some fields are bordered by mature hedges.

There is a small area of woodland in field SJ1922 7303

### Schedule of Fields: (net area)

Field Number	Acres	Hectares	Crop
SJ1922 8141	7.09	2.87	Grass
SJ1922 7303	2.32	0.94	Grass

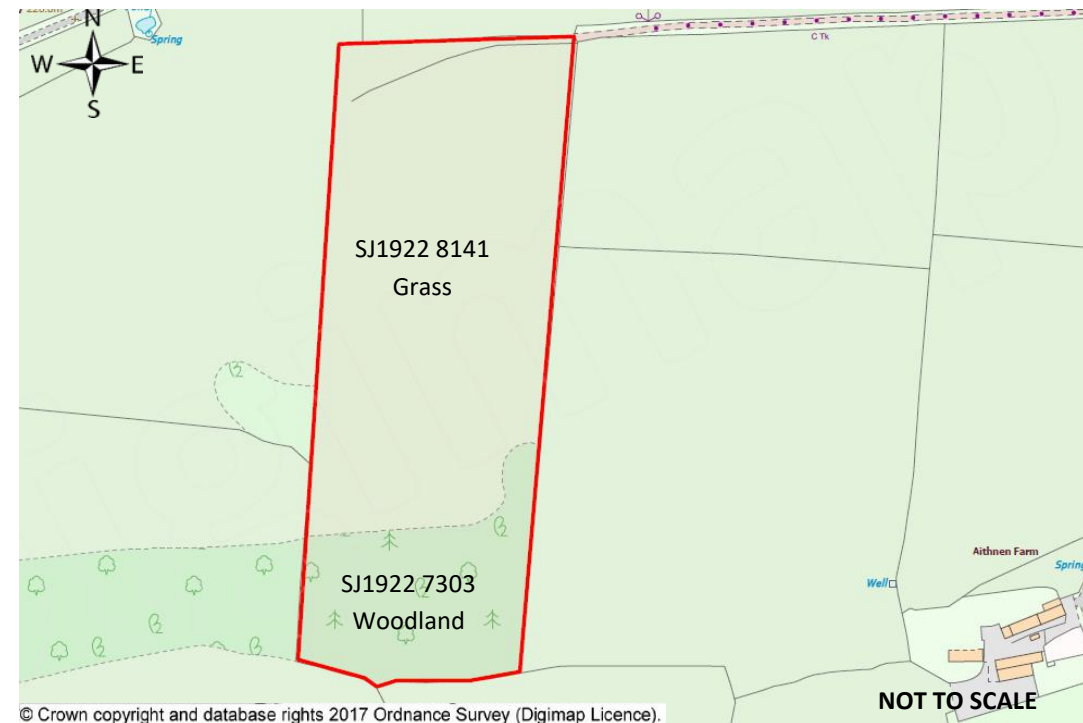
### Local Livestock Markets:

Aithnen Ganol & Aithnen Fach has the benefit of a selection of local livestock markets to include:

*Oswestry: 9 mi. ~ Welshpool: 12.5 mi. ~ Shrewsbury: 24.6 mi.*

### Local Connections:

*M54 motorway: 34 mi. ~ Liverpool Airport: 1.20 hr ~  
Gobowen Rail: 13 mi.*





Roger Parry  
& Partners

**DIRECTIONS from Oswestry** -leave Oswestry on Salop Road, onto the B4579. After 0.5 miles turn right onto Maesbury Road. Continue on Maesbury for 0.9 miles, and turn right onto the A483. After 2.6 miles turn right onto the A495. Continue onto the B4396, and after approximately 2.8 miles turn left. In 0.6 miles turn right, then in 0.6 miles turn left onto Ystryd Y Ceunant. The destination is signposted on the left.

**VENDORS SOLICITOR**

Mr Kevin Thomas  
Lanyon Bowdler Solicitors  
39-41 Church Street  
Oswestry  
Shropshire  
SY11 2SZ

**VIEWING**

Viewing of the property is strictly by appointment only through Roger Parry & Partners LLP:

Please contact :

Richard Corbett BSc (Hons) MRICS

The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
richard@rogerparry.net

**Important Notice:**

1. Nothing in these particulars shall be deemed to be a statement that the property is in 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.
2. 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.
3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.
6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.