

Roger Parry & Partners

# Land adjoining Brookhouse Farm, Hyssington, Churchstoke, Montgomery, SY15 6EQ





**Land adjoining Brookhouse Farm, Hyssington, Churchstoke, Montgomery, SY15 6EQ**

Price Guide £595,000

A rare opportunity to acquire a ring-fenced block of productive, south-facing grassland, known as Land adjoining Brookhouse Farm, Hyssington. Extending to approximately 65.75 acres (26.61 ha) or thereabouts, the land is suitable for grassland and arable production. The land is accessed via a gateway directly from a council-maintained highway to the north of the village of Hyssington, and is encompassed by mature hedgerows and secure stock-proof fencing boundaries. In addition to the land benefiting from a natural water supply, there are mains water and elecricity lines in close facility to connect to, lending the land to alternative options such as tourism, subject to the relevant planning consents.

Hyssington: 0.2 miles Churchstoke: 3.3 miles Welshpool: 13.6 miles Newtown: 14.9 miles













## Description
A rare opportunity to acquire a ring-fenced block of productive, south-facing grassland, known as Land adjoining Brookhouse Farm, Hyssington. Extending to approximately 65.75 acres (26.61 ha) or thereabouts, the land is suitable for both grassland and arable production. The land is split into a number of useful enclosures, bordered by mature hedgerows and secure stock-proof fencing to both internal and external boundaries. Access is via a gateway directly from a council-maintained highway to the north to the village of Hyssington, and the property benefits from a natural water supply.

## Situation
The land is situated to the north of the village of Hyssington, in close proximity to the larger village of Churchstoke. The towns of Welshpool and Newtown are also in accessible reach.

## Services
Natural water supply

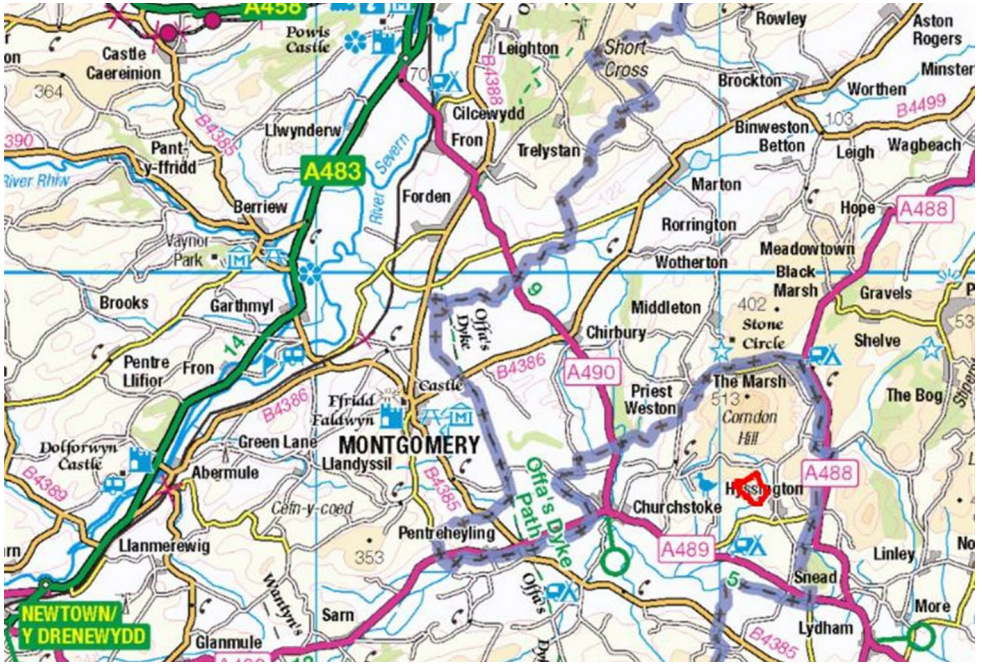
## Method of Sale
Private Treaty

## Boundaries
Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the vendors are responsible for defining the boundaries or ownership thereof.

## Local Authority
Powys County Council

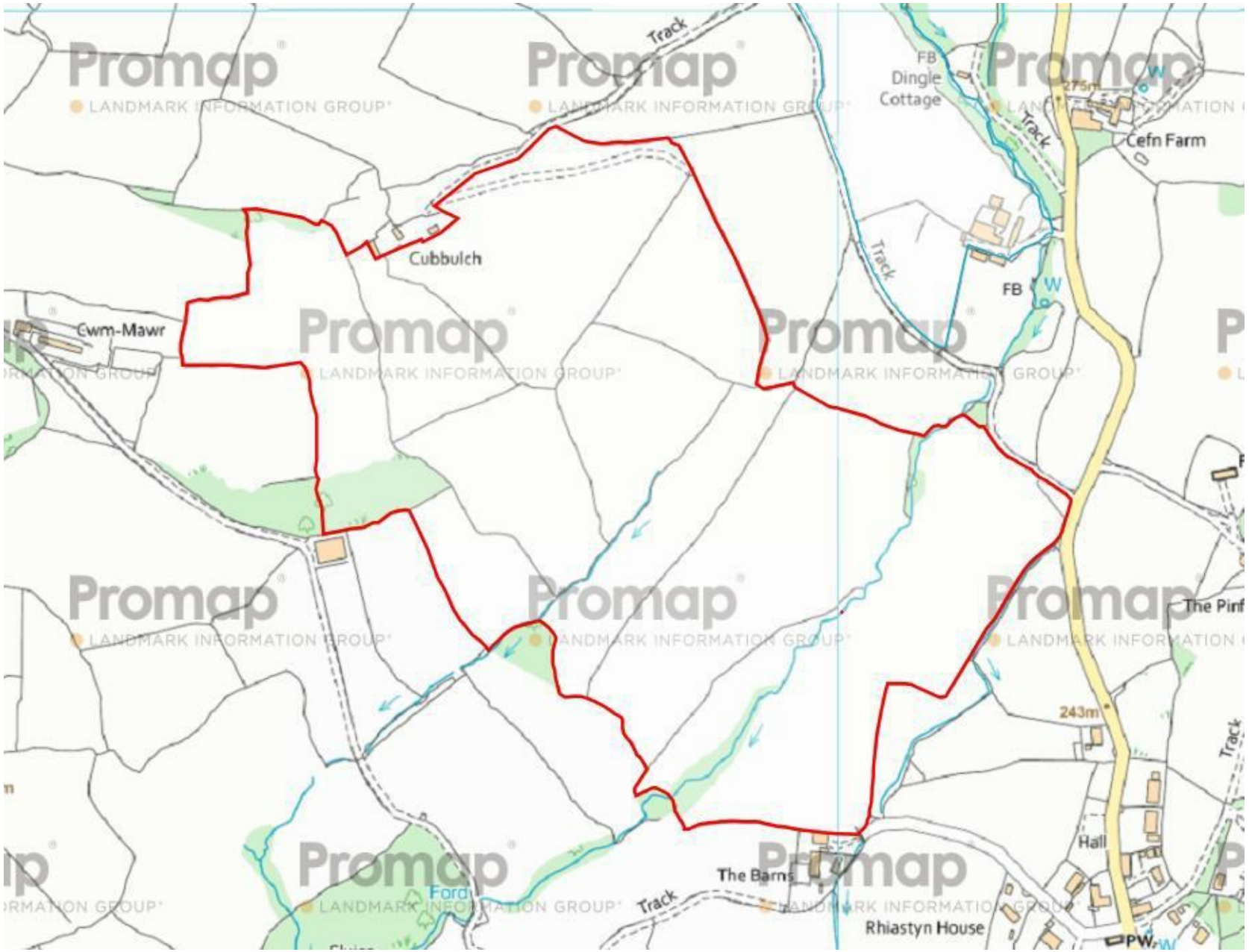
## Wayleave, easements and rights of way
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

## Plans, areas and schedules
Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.






Land Plan
(not to scale - for identification purposes only)



**General Services:** Natural water

**Local Authority:** Powys County Council

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**Directions:**

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## Viewing arrangements

Viewing of the property is during daylight hours with a set of sale particulars.

Please contact Tudor Watkins at our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

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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 t o 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 s hould 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 b een 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.