



**Cefn Byrhedyn , Melin-Byrhedyn
Machynlleth Powys SY20 8SJ**

£800,000



For Sale By Private Treaty

A valuable parcel of land amounting to 188 acres or thereabouts.

LAND AT CEFN-BYRHEDYN (and RHOSWYDOL)
MELIN BYRHEDYN
MACHYNLLETH
POWYS
SY20 8SJ

GUIDE PRICE - £800,000

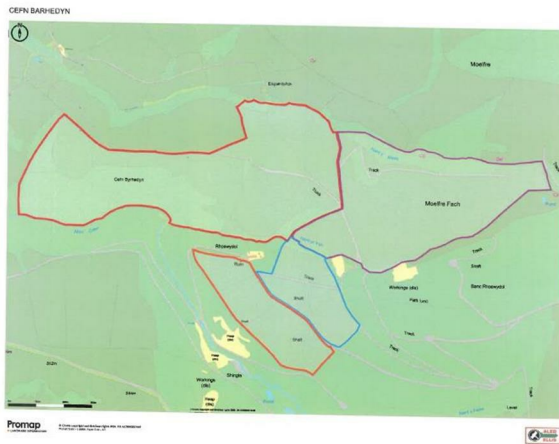
SOLE SELLING AGENTS

Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion, SY23 1NP. 01970 626160 or sales@aledellis.com

METHOD OF SALE

The land is offered for sale by Private Treaty. Prospective purchasers please note that the remainder of CefnByrhedyn (under different ownership) is also offered for sale by Roger Parry & partners, 1 Berriew St, Welshpool – Tel 01938 554499. Clare Williams MRICS is handling this sale. clare@rogerparry.net

OS PLAN



A Promap is included with these particulars highlighting the boundaries in red for identification purposes. The land is

registered under 3 Land Registry titles CYM43328, WA790463 and CYM434462. We attach copies of those plans and registrations for information.

TO VIEW

Strictly by appointment only with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com.

ACCESS

We attach the map which highlights the right of way from Cefnbyrhedyn in order to gain access to our client's land.
A – A right of way in common with the transferor and all others having like right with or without animals, vehicles and machinery but for agricultural purposes only over and along the route or way shown coloured brown on the plan subject to contributing to its maintenance, repair or renewal as necessary according to the extent of user and subject to maintaining a gate at Point A and to keeping it locked when not in use.

B – A right of way over the route or way shown coloured green on the said plan on the same basis as mentioned in sub clause A above until such time as the Transferor shall have created that part of right of way granted in sub clause A as is shown with yellow outlining and once that part becomes available then the right of way hereby shown coloured green shall cease forthwith.

We note that Land Registry Title – WA790463 refers there are also rights of access via Rhoswydol and over Natural Resources Wales land.

TENURE

Freehold. We understand that the sporting and mineral rights are reserved in favour of a third party.

MONEY LAUNDERING REGULATIONS

Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

SERVICES

Private Water Sources

RIGHTS OF WAY

There is a Bridle Way through the land as highlighted on the OS Map.

VACANT POSSESSION

Vacant possession will be available on completion.

SOLICITORS

The solicitors acting in this matter are - Mair Williams Solicitors, Unit 10A Science Park, Aberystwyth. SY23 3AE. REF – E Evans. Tel – 01970 615529.

DIRECTIONS

(OS Grid Ref: SN 837979)

There are several alternate routes to the land. There is a right of way via CefnByrhedyn homestead (see earlier comments) Take the Dylife road from Machynlleth for approximately 4 miles before turning left to Melinbyrhedyn. Turn right and proceed by Byrhedyn before turning right to CefnByrhedyn. Please refer to rights referred under title no WA790463.

LOCATION

The land lies about 5 miles inland from Machynlleth. The town has a good range of amenities to include garage, shops and secondary school. The hamlet of Melin Barhedyn is nearby and the village of Aberhosan is but a short distance to the south.

PARTICULARS OF SALE

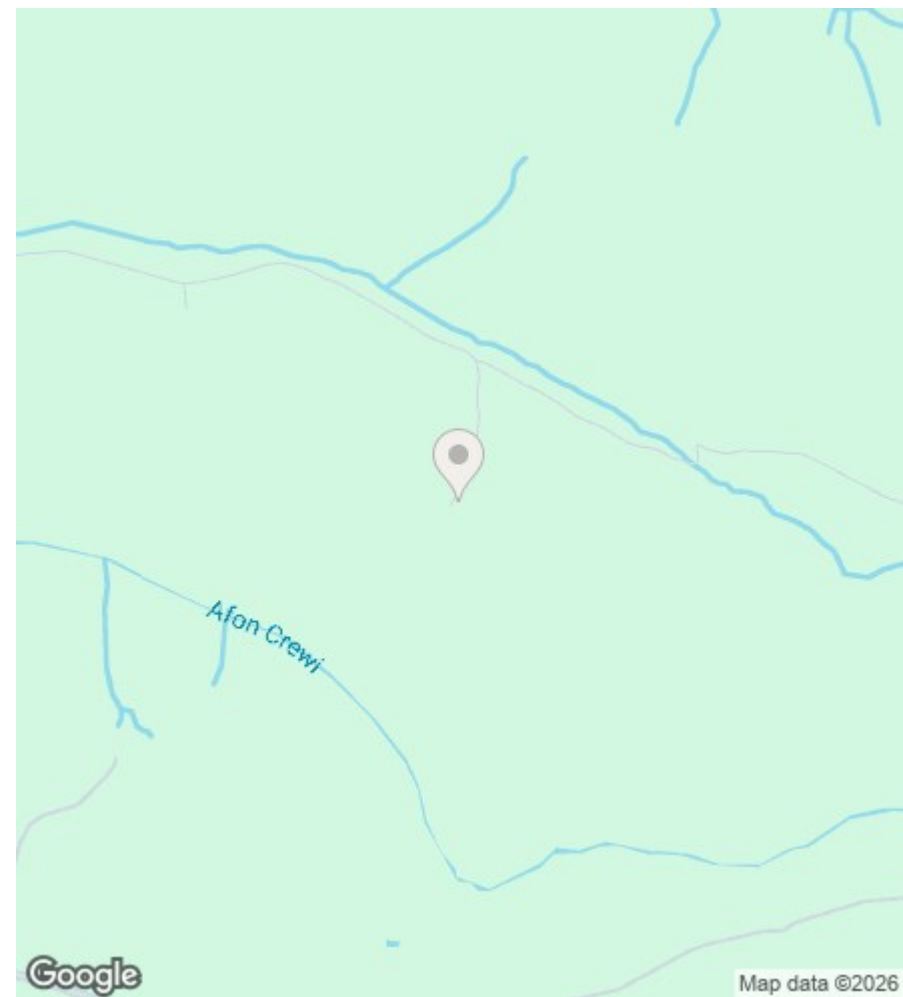
The land in total amounts to 188 acres (or 76.3 hectares) or thereabouts and down to pasture. The land on the Western boundary is accessible towards the Northern boundary and lies about 280 metres above sea level before falling steeply Southwards with an area of unimproved and non-accessible land. There is a useful sheepwalk towards the Eastern boundary which rises to 430 metres above sea level.

The land around Rhoswydol on the lower Eastern boundary is productive silage making land and very accessible.

The land appears to have been well managed with the majority of the fences maintained, with natural water sources and with most of the land accessible by 4x4 vehicles and tractors.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	