



Auction Guide Price £250,000 - £300,000

Land at Fronhaul, Deytheur, Llansantffraid,
Powys, SY22 6TB



Land – 27.52 acres (11.14 ha)

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General Remarks

For sale by Public Auction at 2.00 pm on 25th September 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN. An excellent opportunity to purchase a productive block of agricultural land extending to 27.52 acres (11.14 ha) or thereabouts. Conveniently situated in a noted agricultural area at Deytheur between the villages of Llansantffraid and Arddleen, the land is currently laid to a productive grass ley and benefits from direct access onto the council-maintained highway and a mains water connection. The land should be of interest to agricultural, equine and amenity purchasers.

Location: The land is conveniently located in the hamlet of Deytheur between the villages of Llansantffraid and Arddleen. Direct access onto the council-maintained highway allows access for all forms of agricultural machinery as well as being conveniently located to the A483 providing direct access to the larger towns of Oswestry (9 miles), Welshpool (10 miles) and Shrewsbury (18 miles).

The Land: The land extends to 27.52 acres (11.14 ha) and is shown outlined in red on the plan attached. The land is currently spilt into several conveniently sized paddocks enclosed by mature hedgerows and fencing, together with an open ditch which runs through some of the fields. The land is currently laid to a productive grass ley but could be capable of growing a range of other crops and benefits from frontage directly onto a council-maintained highway.

Services: We are informed that the land has a mains water connection with a water trough installed. A water meter is located on the roadside close to the Fronhaul bungalow entrance. Further information can be found in the auction legal pack.

Basic Payment Scheme: No basic payment scheme entitlements are included within the sale.

Easements, Wayleaves and Rights of Way: The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales details

or not. Further information please consult the auction legal pack.

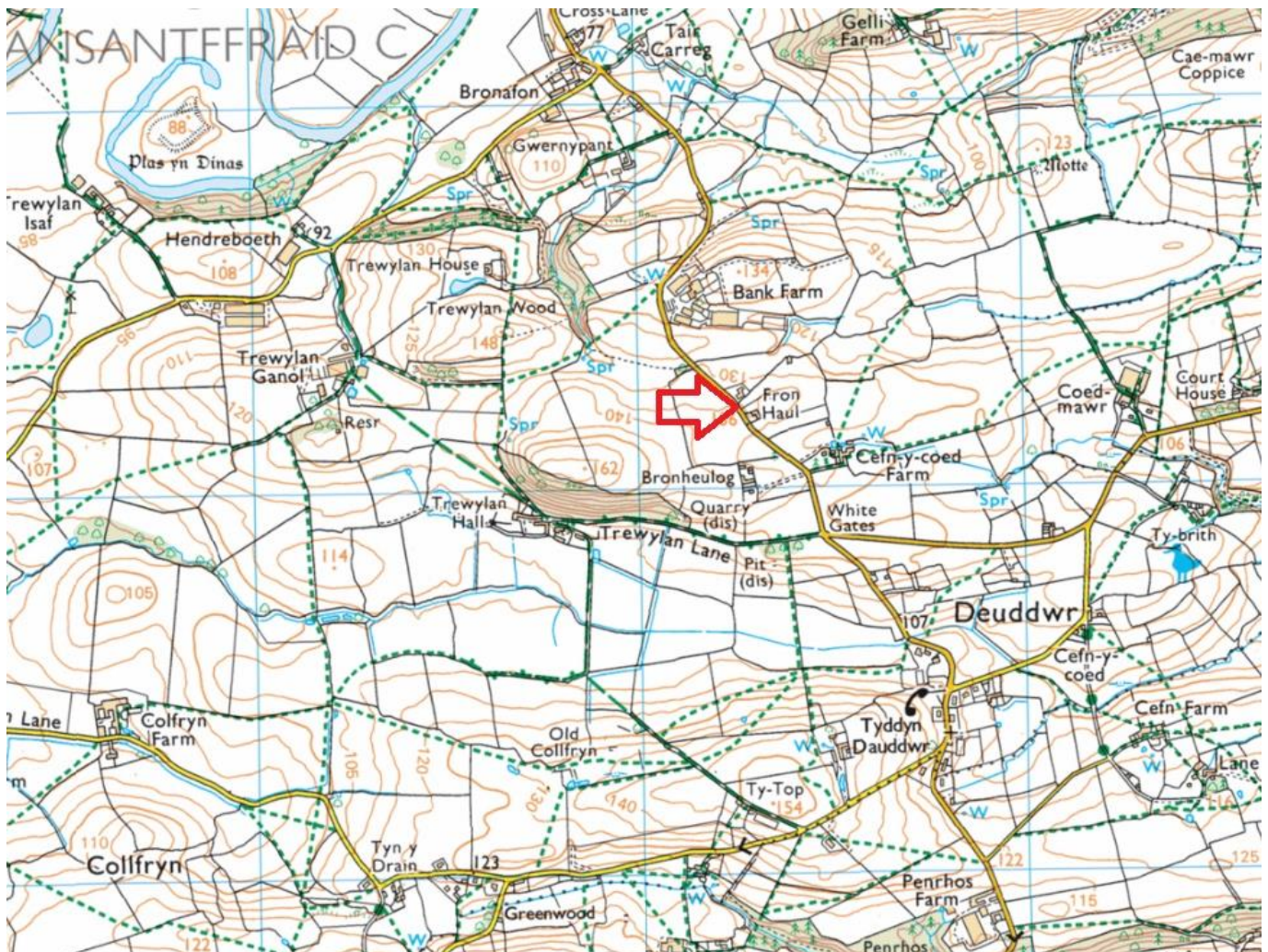
Tenure: We are informed that the land is freehold and will be sold with vacant possession on completion. For further details please consult the auction legal pack.

Viewings: The land may be viewed on foot during daylight hours as long as accompanied by a set of the sales particulars. Please note that livestock are still grazing on the land and therefore extra care should be taken and all gates should be closed. Neither the sellers or

their agents/auctioneers take any responsibility for any injuries or damages that may occur during the viewing. Any person found to be causing damage will be prosecuted.

Plans: All plans used within these sales details are not to scale and for identification purposes only. Any areas are estimated.

Solicitors: Stewart Smith, Lanyon Bowdler Solicitors, 39/41 Church Street, Oswestry, SY11 2SZ. Tel: 01691 652241



Buyer's Premium: Please note that the purchasers are responsible for paying the buyer's premium on exchange of contracts in addition to the purchase price. This is set at 2.4% incl. VAT of the sale price subject to a minimum fee of £3,300 incl. VAT.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

What3words: ///leaned.sculpture.sapping



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.