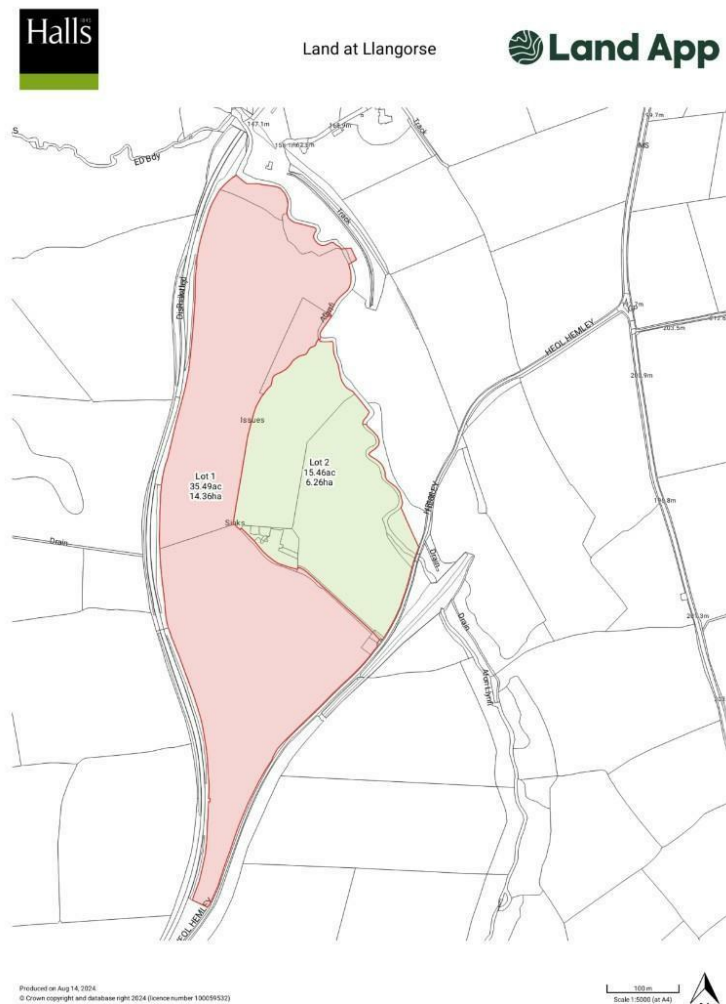


FOR SALE

50.95 acres of Prime Amenity Land, Heol Hemley, Llangorse, Brecon, LD3 0PT



FOR SALE

£480,000

50.95 acres of Prime Amenity Land, Heol Hemley, Llangorse, Brecon, LD3 0PT

For Sale by Informal Tender as a Whole or in Two Lots.

LOT 1 - 35.49 acres GUIDE PRICE £350,000

LOT 2 - 15.46 acres GUIDE PRICE £130,000

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

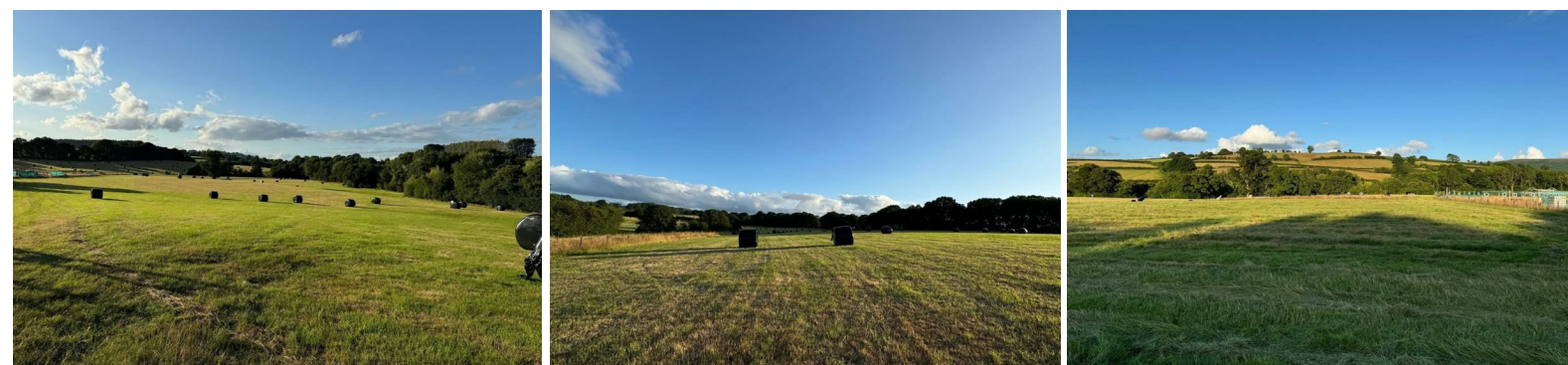
who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Excellent Access directly from Council Road
- Prime Productive Agricultural Land
- Hard Gravel Standing Area in Lot 2
- Lot 2 has been used as a Temporary Pop-up Camp Site
- Convenient Rural Location Offering Great Potential
- Within Walking Distance of Llangors Village
- Most of the Land can be Easily Ploughed
- Reliable Natural Water Supply
- Well Fenced and Divided into Good Sized Enclosures
- Small Christmas Tree Plantation in Lot 1

Description

We have been favoured with instructions to offer this exceptional area of agricultural land in a prime location adjacent to Llangorse.

The lots benefit from access via double gates set back from the road, there is a track leading directly to the large gravel area which is used for parking in Lots 2. While another track gives access to field 6500 through Lot 1.

It is productive land which has been used to grow a variety of crops and appears extremely fertile and in good heart.

In recent years Lot 2 has been used for alternative uses, including camping, sunflowers and a maize, plus other activities. It is our understanding that no planning permission has been granted and the activities have been carried out on a temporary basis, however all potential purchasers should make the appropriate enquiries with BBNP.

Situation/Directions

The land is very conveniently located just outside the village of Llangorse, proceed out of the village along the B4560 towards Talgarth after approx 1. mile turn left down Heol Hemley land and the and is 600 yards along this council maintained road on the right hand side. Sales boards will be erected.

Location

The what3words reference; ///translate.arranger.clinking or follow the traditional Chris Jones direction boards.

Viewings

The land should be viewed in daylight hours by anyone who has obtained a set of particulars from the agent or solicitor.

Tenure and Possession

We understand that the land is Freehold Tenure and will be sold with vacant possession upon completion of the purchase.

Sporting Rights

If they are attached to the land then they will automatically pass with the sale upon completion of the purchase, however all potential purchasers must satisfy themselves prior to the sale regarding these rights.

Boundaries, Roads & Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining or confirming the ownership of the boundary fences and hedges.

Entitlements

There are no entitlements attached to the land, however it is registered with the APHA.

Method of Sale

The land will be offered for sale by Informal Tender and potential purchasers are asked to tender for each Lot and also submit a tender for the land as a Whole.

Conditions of Tender

1. All tenders must be received by post to C.W.Jones, Upper Talybryn, Llansantfraid, Brecon, LD3 7JQ - By 5.00pm on Friday 20th September 2024
2. This is an informal tender, and the Vendor is not obliged to accept the highest tender or indeed any of the tenders.
3. If a tender is accepted a contract for sale must be signed by 11th October 2024.
4. All potential purchasers are asked to tender for each lot and then also submit a tender for the land as a whole.
5. The vendor will have had all searches carried out prior to tenders being received. In the event of an offer being accepted the purchaser will be required to reimburse the part of the vendors costs - £300 per lot plus VAT.

Agent

For any further details, or to discuss the sale of the land please contact the agent:

Chris W Jones
07721 488140/01874 676584
Email: chris@chrisjones.co.uk

In Conjunction with

Halls - James Evans
14 Broad Street, Welshpool, SY21 7SD.
welshpool@hallsgb.com

Schedule of Land at Heol Hemley

Lot 1

- Field Number 6241 - Temporary pasture small plantation Area - 6.782 ha (16.76 acres)
- Field Number 6500 - Temporary pasture and arable land Area - 7.46 ha (18.45 acres)
- Field Number 7058 - Wooded bank Area - 0.1133 ha (0.28 acres)

Lot 2

- Field Number 7322 - Temporary Pasture Area - 6.26 ha (15.46 acres)

Each lot has access to the Afon Llanfi brook which runs along the boundary of the land. Lot 2 has been used as a pop-up campsite in previous years, and the infrastructure associated with this is onsite and can be purchased subject to separate negotiations.

Disclaimer

These particulars are prepared as a guide and do not form any part of the contract, all interested parties should not rely upon them and are asked to make their own enquiries regarding the land, boundaries and field sizes.