



FOR SALE BY INFORMAL TENDER

AGRICULTURAL LAND AT PENCELLI, BRECON, POWYS, LD3 7LZ

Approximately 28 acres of prime pasture land situated adjacent to the B4558 and in the picturesque Usk Valley and approx. one mile north west of the village of Talybont-on-Usk. Available in two lots - 11.56 acres and 16.23 acres.

**CLOSING DATE FOR INFORMAL TENDERS:
MONDAY 22ND APRIL 2024 - 12 NOON**

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



AGRICULTURAL LAND FORMERLY PART OF PENAWER FARM, PENCELLI, BRECON

An exciting opportunity to acquire prime agricultural land with good access from the B4558 in a renowned stock rearing area.

- **Permanent pasture land with a natural water supply.**
- **A40 Trunk road less than 2 miles.**
- **Gently sloping and divided into good size enclosures with stock netting and established hedgerows and mature trees.**
- **Tranquil and picturesque location overlooking the River Usk and in stunning open countryside.**
- **Of interest to farmers, landowners, equestrian users or those seeking environmental enhancement and carbon sequestration.**

DESCRIPTION

Lot 1

Adjoining Penawer Farm, a block of 11.56 acres of permanent pasture land with direct access from B4558. The gently sloping pasture is divided into three enclosures with stock netting and traditional hedgerows. The land is elevated above the road with superb views across the Usk Valley. There is natural spring water on the north western edge used for livestock drinking purposes. There is useful livestock handling area at the roadside for the loading/unloading of livestock.

Lot 2

Extending to approx. 16.23 acres of permanent pasture the land is accessed via a lifting bridge (Bridge 150) across the Monmouthshire and Brecon Canal with good access from B4558.

The sheltered land is divided into three good size enclosures with stock proof fencing and established traditional hedgerows. There is a natural water supply along the northern edge.

The land is ideal for grazing livestock, it also has potential for recreational use or environmental enhancement (STPP).

There is a further access point to the land via Gethinog Cottage and via a lifting bridge across the canal.

METHOD OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted in writing on the Tender Form to the Agents office by no later than midday on Monday 22nd April 2024. Tender forms can be obtained from the Agents office. Please note the Vendors reserve the right not to accept the highest, or any, tender.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

There are no mains services connected to either lot. Prospective purchasers should make their own enquiries with regard to the availability of services.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

All parties viewing Lot 2 must familiarise themselves with the operation of the lifting bridge across the Monmouthshire and Brecon Canal. Guidance can be found at Canalrivertrust.org.uk.

LOCAL PLANNING AUTHORITY

Brecon Beacons National Park, Plas y Ffynnon, Cambrian Way, Brecon, LD3 7HP. www.breconbeacons.org
Tel: 01874 624437

DIRECTIONS

From the A40 Crickhowell to Brecon road proceed to Talybont on Usk, proceed north on B4588 toward Pencelli for approx. 1 mile. Lot 2 can be found on the right and Lot 1 on the left after approx. a further 100 metres.



what3words

Lot 1: became.identify.winemaker

Lot 2: poem.finalists.towels

MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors

The Old School, The Bryn, Penpergwm,

Abergavenny, Monmouthshire, NP7 9AH

Tel: 01873 840726

Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Sally Bigley

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

