



## **FOR SALE BY INFORMAL TENDER**

### **CILYRONNEN BARN, LLANDEFALLE, BRECON, LD3 0NS**

A redundant stone barn with up to 8.40 acres of land available, enjoying panoramic views of the Brecon Beacons and the Black Mountains.

**CLOSING DATE FOR INFORMAL TENDERS:  
MONDAY 31ST MARCH 2025 - 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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web: [www.williamsassociates.org.uk](http://www.williamsassociates.org.uk)



# CILYRONNEN BARN, LLANDEFALLE, BRECON, LD3 0NS

A rare opportunity to acquire a redundant traditional stone barn with adjoining land (up to 8.40 acres).

- **Redundant traditional stone barn, prime for redevelopment (subject to planning).**
- **Up to 8.40 acres of land available.**
- **No planning history at the site and a blank canvas for future use.**
- **Formerly a separate smallholding.**
- **Stunning and panoramic views of the Brecon Beacons and Black Mountains.**
- **Desirable location with a plethora of walks and recreational activities in the locality.**
- **For Sale by Informal Tender.**

## LOCATION

The nearest village of Llyswen is only a short distance away and offers a good basic range of amenities such as pubs, village primary school, village shop and filling station. The larger towns of Brecon and Hay on Wye are about a 10 minute drive away, where there is a choice of supermarkets, convenience stores and general amenities.

## DESCRIPTION

With stunning views of the Brecon Beacons and Black Mountains, Cilyronnen Barn is a traditional stone barn ideal for conversion to a residential dwelling, holiday let or business/recreational use (subject to planning). Measuring approximately 12.5 metres by 5.40 metres, Cilyronnen was formerly a separate smallholding with its own access.

Immediately surrounding the barn is up to 8.40 acres of south facing pasture land, as shown blue on the attached plan. Purchasers are asked to confirm how much acreage they require when submitting their tender.

## ACCESS

The Vendors will grant the Purchasers a right to create a new access to the Barn, either out onto the common to the north or onto the public road to the west. They will also grant a temporary right of access through their main farmstead until such time that a new access has been installed (maximum 2 years).

## SERVICES

No services available on site. Prospective purchasers should make their own enquiries with the relevant utility provider.

The Vendors are prepared to grant the successful purchaser rights to lay, maintain etc services across their retained property for the benefit of Cilyronnen Barn.

## TENURE

Freehold with vacant possession.

## METHOD OF SALE

The property is offered for sale by Informal Tender.

Tenders are to be submitted in writing on the required form to the Agent's Office by no later than midday on Monday 31st March 2025. **Prospective purchasers are asked to mark on the attached tender plan, showing the extent of the land that they wish to purchase with the barn.**

Please note the Vendors reserve the right not to accept the highest, or any, tender. The Vendors also reserve the right to use an alternative method of sale, such as Auction, in order to conclude the bidding process.



[prestige.reporting.start](https://www.what3words.com/prestige.reporting.start)

## WAYLEAVES, EASEMENTS & 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

In the event that any parcels are split, the Purchaser will be required to erect a stock proof boundary along the new boundary line.

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. The Purchaser will be required to erect stockproof fences to a specification agreed by the Vendor's agent.

## PLANS, AREAS AND 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 of mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## VIEWINGS

Viewing strictly by appointment only.

## 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

## LOCAL AUTHORITY & PLANNING AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG

Tel: 01597 826000

## 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](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams, Eifion Morgan or Sally Bigley





**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:2500, Paper Size - A4







# Williams Associates

chartered surveyors

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## 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 seemed 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.

## **INFORMAL TENDER - SUBJECT TO CONTRACT**

**CILYRONNEN BARN, LLANDEFALLE, BRECON, LD3 0NS**

**Offers to be received by 12 noon on Monday 31<sup>st</sup> March 2025**

Name of Prospective Purchaser(s) \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_Postcode\_\_\_\_\_

Contact Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

Mobile Number \_\_\_\_\_

Email Address \_\_\_\_\_

**PLEASE DETAIL YOUR OFFER OVERLEAF AND SUBMIT TO THE AGENT'S OFFICE  
BY MIDDAY ON MONDAY 31<sup>st</sup> MARCH 2025**

**PLEASE MARK THE ENVELOPE 'CILYRONNEN BARN, LLANDEFALLE, BRECON'**

As identified in the property particulars:-

**Cilyronnen Barn, Llandefalle, Brecon, LD3 0NS.**

£ \_\_\_\_\_

In words: \_\_\_\_\_

Please edge in black on the tender plan below the extent of the land you wish to purchase within your tender for Cilyronnen Barn. (Please note: Up to 8.40 acres of land is available and shown within the area edged blue).



Solicitor Name and Contact Details: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postcode: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Email address: \_\_\_\_\_

Proposed Method of Funding:

i.e: Cash, Mortgage or Requiring Bank Approval (or Combination)

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## **MONEY LAUNDERING**

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

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