

# LAND AT BOATSIDE

CLYRO, HAY ON WYE, POWYS, HR3 5RS







## Upon Kind Instructions from

**K J Goodwin Esq**

**Land at Boatside,  
Clyro,  
Hay-on-Wye,  
Powys,  
HR3 5RS**

### Summary of features:

- 22.36 Acres, 9.05 Hectares, Predominantly Grade II Arable or Pastureland.
- The Land is in one conveniently shaped parcel being Field No. NG 7703.
- The land is on a gentle slope facing southeast and lies some 180 yards from the B4351 Clyro to Hay-on-wye Road. The land is approached by a Local Highway Authority Lane.
- The Land is very well located within easy reach of the A438 Hereford to Brecon Road with easy access to the A4111 Willersley to Kington Road and also the A4112 Willersley to Leominster Road.
- For Sale by Formal Tender (Unless Previously Sold).
- Tenders to be received by 12 Noon on Friday 11<sup>th</sup> April 2025

**Guide Price: Offers Based on  
£330,000**

### Description:

The Land amounting to approximately 22.36 Acres, 9.05 Hectares is in one enclosure conveniently located adjacent to the B4351 Clyro to Hay-on-Wye road. The field slopes gently to the southeast and is predominantly of Grade II with some Grade III to the southeastern boundary.

### The Land:

The Soil is a silty, alluvial clay loam with very low stone content.

### Schedule:

Field Number	Acres	Ha	Designation
7703	22.36	9.05	Arable
	<b>22.36</b>	<b>9.05</b>	

### Cropping:

The cropping of the field is as follows:

2025 Winter Barley  
2024 Winter Wheat  
2023 Oil Seed Rape  
2022 Winter Wheat  
2021 Potatoes

### Holdover:

The Vendor reserves the right to harvest the 2025 crop, bale and remove the straw.

### Services:

Mains Water is connected to the field with a specific water meter for this enclosure only.

### Tenure:

The property is offered freehold with vacant possession upon completion of the sale.

### Timber, Sporting & Mineral Rights:

The Timber, Sporting and Mineral Rights are included in the sale of the property.

### Public Rights of Way:

The Offa's Dyke Path passes to the east of the eastern boundary but does not enter the land at any point.

### Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

### Local Authority & Public Utilities:

**Powys County Council**, 01597 826000  
**Rural Payments Wales**, 0300 06250004

**Welsh Water Dwr Cymru**, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

**Western Power Distribution**, Toll End Road, Tipton, DY4 0HH

### Plans, Areas, Schedules:

The land measurements are largely based on those used by Rural Payments Wales and Land Registry Plans but are to be used only as a guide. The Purchasers shall be deemed to have satisfied themselves as to the description, land measurement, extent and boundaries of the property. It is for prospective purchasers to check and satisfy themselves as to the exact measurements of the land. Any error or mistake or incorrect measurement shall not annul the sale or entitle any party to compensation in respect thereof.

### Basic Payment Scheme:

The BPS will be claimed by the Vendors for the 2025 Scheme Year and they reserve the right to combine, bale and remove the crop and straw under a holdover arrangement. If RPW open a trading period for 2026, the Entitlements will be

### Basic Payment Scheme:

available to the Purchaser for the 2026 Scheme year, and beyond, at £40 per Entitlement plus VAT.

The Purchaser(s) must indemnify the Vendor for any breaches of Cross Compliance and BPS Rules for the remainder of the 2025 Scheme Year.

### Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

### Control Zone:

The land is regulated by the Welsh Control of Agricultural Pollution Regulations.

### Natural Capital, Carbon Sequestration, Bio Diversity Net Gain & Development:

The land may offer some investment potential.

### Planning Uplift:

The Land will be sold without any Uplift Clause whatsoever.

### Mode of Sale:

The sale is upon kind instructions from K J Goodwin Esq and the land is being offered for sale as a whole by **Formal Tender**.

Prospective Purchasers should carry out their own enquiries with Powys County Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the Formal Tender closing date. The Formal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price and should include a deposit cheque of 10% of the proposed purchase price and a completed Land Registry Identity Form (ID1). These are to be received by Richard Hyde at Sunderlands Office, The Livestock Market, Roman Road, Hereford, HR4

### Mode of Sale:

7AN by **12 Noon on Friday 11<sup>th</sup> April 2025**. Envelopes should be marked "Tender for Boatside" and substantially sealed.

The Deposit cheque should be made payable to: MFG Solicitors.

The Vendor reserves the right not to accept the highest, or any, offer if they so wish. The Vendor will then confirm which (if any) proposed offer to purchase is acceptable to him and the Solicitors will then immediately affect an exchange of contracts with a completion date of **Tuesday 20<sup>th</sup> May 2025** (or earlier by mutual agreement).

All unsuccessful bidders will have their deposit cheque(s) returned and unsuccessful contracts and documentation will be destroyed.

### Money Laundering:

As a result of anti-money laundering legislation all persons intending to bid must include a copy of their completed Land Registry Identity Form (ID1).

### Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at the Solicitors Offices from Monday 31<sup>st</sup> March 2025.

The Contract is not available to take away or be photocopied. However, the Vendor Solicitors will distribute a Contract Pack upon request, but they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendor's Solicitors.

Purchasers will be deemed to have bid on the basis of full knowledge of the Contract and Special Conditions of Sale, whether they have inspected them or not.

### Tender Guide Price:

Please note that a Tender Guide Price is an indication by the Agent of the likely sale price and is not the same as the Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

### Directions:

From Hereford and Brecon take the A438 road and in Clyro turn Southeast off the A438 to Hay-on-Wye. The property will be indicated on the left-hand side immediately before the River Wye.

### Selling Agents:

#### Sunderlands

Richard Hyde Tel: 07977 467165

Rory Matthews Tel: 07983 465226

### Viewing:

Viewing is by appointment with the Agents. Prospective Purchasers are asked to respect the land and take care when parking.

### Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are undertaken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

### Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

We understand that the utility searches are being undertaken by the Vendor Solicitors and will be available via the Contract pack, however

### Agents Note:

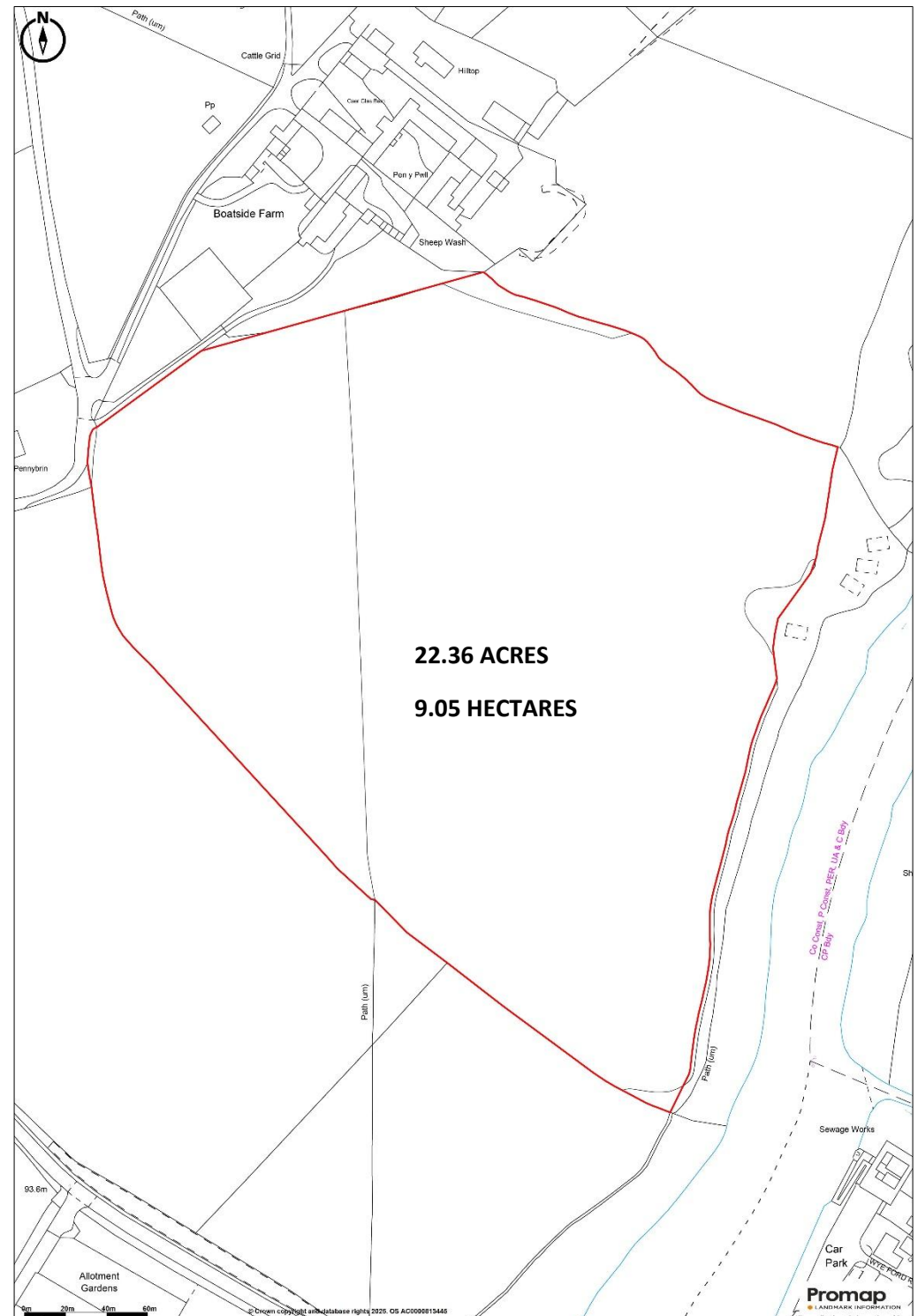
potential Purchasers may wish to make their own enquiries.

### Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

### Vendor Solicitors:

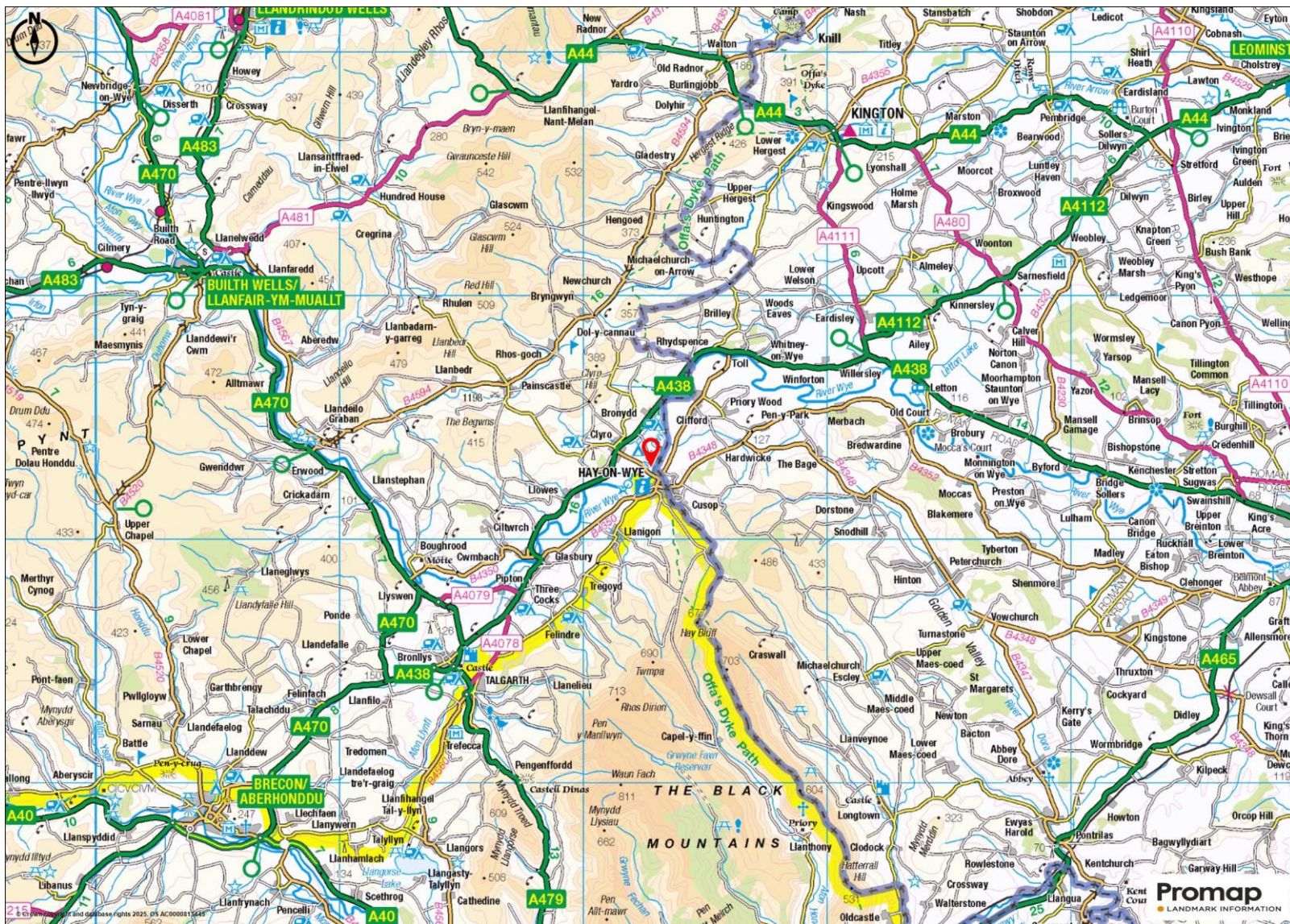
FAO Alexandra Phillips  
MFG Solicitors  
20-21 The Tything  
Worcester  
WR1 1HD  
Tel: 01905 610410  
Email: [alexandra.phillips@mfgsolicitors.com](mailto:alexandra.phillips@mfgsolicitors.com)











## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay-on-Wye, Herefordshire, HR3 5BU

**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.