



LAND AT TREGRAIG ROAD, BWLCH, BRECON,
POWYS, LD3 7SJ.



- * 14.60 Acres of Pasture and Woodland ***
- * Edge of Village Location ***
- * Located within the Bannau Brycheiniog National Park ***
- * Available As A Whole Or In Lots ***
- * For Sale By Informal Tender ***

Situation

The parcels of land are bordered by the eastern and southern edges of Bwlch village and overlook the beautiful countryside within the Bannau Brycheiniog National Park. A location plan is enclosed with these particulars.

Description

A rare opportunity to buy two useful parcels of land in the unspoilt landscape of the Bannau Brycheiniog National Park.

Lot 1

The land extends to approximately 6.26 acres (hatched blue on plan) of sloping pastureland lying beneath Bwlch village in an elevated location 160 and 190 metres above sea level looking down towards Tretower and the Sugar Loaf Mountain beyond. The land is bordered and accessed on its western boundary by the A40 trunk road. The land is mostly pastureland with a few small pockets of woodland present and a tree lined bridlepath (old roman road known as Via Julia) passing through its centre. Several small springs rise from rock outcrops across the hillside which eventually feed the Ewen Brook in the valley basin below.

Lot 2

The land extends to approximately 8.34 acres (hatched yellow on plan) of sloping broadleaf woodland situated to the east of the pastureland below Tregraig Road and borders Springbank Close on its northern and western boundaries. The land is bordered and accessed by Tregraig Road on its northern boundary and by neighbouring farmland/woodland on all other boundaries. The woodland contains a mixture of mature and semi mature broadleaf tree species lying in an elevated location overlooking the Ewen Brook valley basin below.

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 particulars of sale or not, and to the provisions of any planning scheme or Local Authority.

Health & Safety

Given the potential hazards of rural property all prospective purchasers should take all necessary care when making an inspection. Viewings are taken 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.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. An error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

No planning enquiries have been made.

Method of Sale

The property is for sale by Informal Tender. The vendor reserves the right not to accept the highest, or any, offer. The vendor reserves the right to accept an offer prior to the Tender Date.

All tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be completed and signed. The Tender Document must be sealed in an envelope marked 'Tender for Land at Tregraig Road' addressed to Ashley Symonds, Cleef

Tompkinson & Francis, 13 Lion Street, Brecon, Powys, LD3 7HY. The Tender Document must be received by 12 Noon on Friday the 6th July 2024.

Local Authorities Bannau Brycheiniog National Park Authority, Plasyffynon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: (01874) 624 437.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office (01874) 622 488.

After Hours Ashley Symonds 07970 615 890.

Tenure Freehold with vacant possession.

Agents Note We wish to advise that there is Japanese knotweed in the vicinity and boundary of this property.

Directions A location plan is enclosed with these particulars.

VIEWING: CONTACT THE AGENTS: Brecon Office

Tel: 01874 622488

E-Mail: Brecon@ctf-uk.com

Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices.

