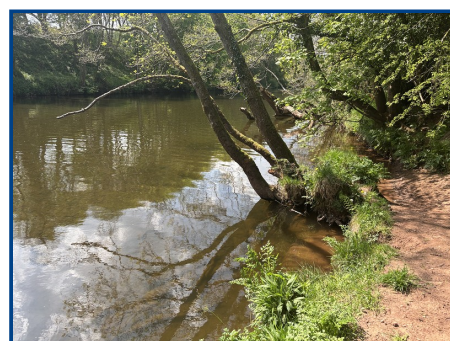


**Land at Fennifach Road  
Fennifach  
Brecon  
Powys  
LD3 9PH**

**Guide Price £40,000**



- FOR SALE BY INFORMAL TENDER
- BY 12 NOON - FRIDAY 27TH JUNE 2025
- Approximately 3.5 Acres of Pastureland
- Level River Meadow Land
- Natural Water Supply from River Usk
- Secluded Yet Convenient Edge of Town Location
- Situated Between River Usk and Fennifach Road

**General Description**

A useful parcel of versatile pastureland located to the west of Brecon town. Ideal for livestock grazing, amenity or equestrian use.

## Land at Fennifach, Fennifach, Brecon, Powys, LD3 9PH.

### Property Description

A useful parcel of land measuring approximately 3.5 acres located to the west of Brecon town. The land is level and clean river pasture with a small band of sloping riverside broadleaf woodland bordering the northern boundary and banks of the river Usk. The land is accessed from the minor council no through road to the Promenade and is approximately 650 metres west of the entrance to the Promenade car park.

### Water Supply

The land is served by a natural stream/river.

### Basic Payment Scheme (BPS)

There are no entitlements included with the sale.

### Tenure

Freehold with vacant possession on completion.

### Easements, Wayleaves & Rights of Way

The property is offered subject to, and with the benefit of any rights of way both public and private, all wayleaves, easements, and other rights whether or not specifically referred to.

A public right of way crosses the land adjacent to the river.

### Plans, Areas & Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchasers 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.

### Planning Permission

No planning enquiries have been made.

### Local Authority

Bannau Brycheiniog - Brecon Beacons National Park, Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP. Tel: 01874 624437. Website: <https://bannau.wales>

### 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.

### Viewing

Strictly by appointment through the selling agents Messrs Clee, Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office (01874) 622488  
After Hours - Ashley Symonds - 07970 615890

### Method of Sale

The land will be offered for sale by Informal Tender. Tender forms are to be submitted to the Brecon Office by 12 noon on Friday 27th June 2025. Tender forms are available from the Brecon Office.

### What3Words

padding. cuff.flinches

### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).