



Land Known as Felinfach Meadows, Brecon, Powys. LD3 0UB (to be sold in 2 lots)  
For Sale by Public Auction (Unless Previously Sold) on  
Monday 25<sup>th</sup> October 2021 at 6pm  
Lot 1 – 43.66 Acres (17.67Ha) Lot 2 – 16.39 Acres (6.63Ha)





**Land Known as  
Felinfach Meadows  
Brecon  
Powys  
LD3 0UB**

Summary of features

- For Sale by Public Auction (unless previously sold) Monday 25<sup>th</sup> October 2021 6pm at The Swan Hotel, Hay-on-Wye.
- Quality Pasture/Arable Land to be sold in 2 lots.
- Good main road access off the A470
- Reliable & natural water supply
- Lot 1 – 43.66 Acres
- Lot 2 – 16.39 Acres
- Guide Price £10,000+ per acre

**Brecon 4.6 miles  
Hay-on-Wye 11 miles  
Abergavenny 22 miles**

### Description

The sale of Felinfach Meadows represents a rare and terrific opportunity to acquire two superb blocks of quality pasture and arable land with the benefit of excellent main road frontage and a reliable water supply. This land is in excellent heart and boasts a tremendous depth of soil which is reflective in the high yield crops it is producing. Extensive drainage works in recent years has resulted in this land becoming a very productive commercial block of land that would be a fine and valuable addition to any farming unit. The boundaries are well fenced and defined. Situated in the heart of Breconshire, but outside the Brecon Beacons National Park, this land offers itself wide open to a vast range of potential uses and opportunities.

### Situation

Felinfach Meadows is situated between Brecon and Bronllys, just west of the Pontybat crossroads and runs alongside the A470.

### Water

The property has the benefit of a reliable and natural water supply from the Dulas brook that borders all of the enclosures.

### Buildings

There are no buildings upon the land.

### Topography

The land lies at approximately 150 metres AMSL with excellent level enclosures.

### Timber, Woodland and Mineral Rights

As far as we are aware these are included within the sale.

### Sporting Rights & Basic Payments

The Sporting rights are included within the sale. The Basic Farm Payment entitlements will be included within the Sale and transferred upon completion of the sale.

### Viewing

Viewing may be up to any reasonable time after first contacting the agents. Viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land. All viewers inspect the land at their own risk neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused. Contact: Matthew Nicholls 01497 822522. Out of hours: 07811 521 267

### Tenure

The land will be sold Freehold.

### Directions

**From Brecon:** Proceed out of Brecon on the A470 towards Bronllys. Continue past the hamlet of Felinfach where the land can be found immediately on the right-hand side.



### **Method of Sale**

The property is to be offered For Sale by Public Auction on Monday 25<sup>th</sup> October 2021 at 6pm (unless previously sold) at The Swan Hotel, Hay-on-Wye, HR3 5DQ. The purchaser will be required to pay a 10% deposit at the Auction with the balance of the monies and completion within 28 days.

### **Vendors Solicitors**

Mr. Anthony Mears of H. Vaughan Vaughan & Company, Manchester House, 50 High Street, Builth Wells, Powys, LD2 3AD.  
Tel: 01982 552 331

### **Contract**

A copy of the Contract and any Special Conditions of Sale are available for inspection at both the Auctioneers & Solicitors Offices 14 days prior to auction. The Vendors solicitors will distribute a contract pack upon request however, they reserve the right to charge a nominal amount for doing so. Purchasers will deem to have bid on the basis of the contract and such conditions, whether or not they have inspected them.

### **Money Laundering**

As a result of anti-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

### **Wayleaves Easements and 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.

### **Town and Country Planning**

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

### **Plans, Areas and Schedules**

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

### **Misrepresentations Act**

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said

statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

### **Boundaries Roads and Fences**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

### **Inconsistency**

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

## Important Notice

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

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## Guide Price

An indication of the sellers current minimum acceptable price. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. The reserve is not fixed at this stage and can be adjusted by the seller at any time. This guide price can be shown in the form of a minimum and maximum price range where at time of print an acceptable price may fall. A guide price is not a reserve price.

## Reserve

The sellers minimum acceptable price at the auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential

between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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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. Sunderlands 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.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

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

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Matthew Nicholls  
07811 521 267

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

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



