

# Caepandy

Cilmery, Builth Wells, Powys





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Caepandy  
Cilmery  
Builth Wells  
Powys  
LD2 3NS

**FOR SALE IN TWO LOTS  
OR AS A WHOLE  
BY PRIVATE TREATY**  
Lot 1 – Guide Price £700,000  
Lot 2 – Offers in Excess of  
£200,000



# Caepandy, Cilmery, Builth Wells, Powys, LD2 3NS

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*Builth Wells 0.5 miles, Llandrindod Wells 8.5 miles, Rhayader 14.5 miles, Hay-on-Wye 20 miles, Brecon 25 miles, Cardiff 60 miles*

A wonderfully located smallholding extending to approximately 48.20 acres

**For sale in Two Lots or as a Whole by Private Treaty**

**LOT 1 – Four-Bedroom Farmhouse & Barn with 34.22 Acres of Pasture & Woodland**

**LOT 2 – Modern Steel Farmed Outbuilding & Yard with 13.98 acres of Pasture & Woodland**



## INTRODUCTION & SITUATION

Caepandy is a wonderfully situated smallholding set just outside the popular market town of Builth Wells, within the heart of the beautiful Breconshire countryside, and in all extends to approximately 48.20 acres. The property is being offered for sale in two separate lots. Lot 1 comprises of a substantial and spacious four-bedroom farmhouse together with the adjoining barn and surrounding 34.22 acres of pasture and woodland. Lot 2 will comprise the modern portal framed outbuilding, together with surrounding yard and 13.98 acres of land. The property is easily accessed via the A483 highway and is only half a mile from Builth Wells, which offers a comprehensive range of facilities such as supermarkets, convenience stores, train station, general amenities, and state school education. Other facilities can be found in the nearby Llandrindod Wells, with smaller services and a public house found in the village of Cilmery.



## LOT 1

Lot 1 includes the substantial and spacious four-bedroom farmhouse with adjoining timber-framed barn. The residence, which is of cavity construction and lies beneath a pitched slate roof, has scope for improvement and the potential to be a wonderful family home. The adjoining outbuilding (20.50m x 6.64m) lends itself to a wide range of uses and conversion subject to necessary planning consents. The surrounding land is split into six conveniently sized enclosures for ease of management, making Caepandy ideal for a whole range of uses and activities. The land appears to be in good heart, with the boundaries well fenced and defined. We are informed that the farmhouse is served by mains water, mains electricity and private drainage with central heating provided via an oil-fired boiler. **Briefly the accommodation comprises following:**

**Boot Room** (3.30m x 4.16m max)

**Family Room** (3.14m x 8.36m)

**Kitchen/Dining Room** (7.03m max (3.73m min) x 5.78m max (2.52m min))

**Living Room** (3.85m x 5.83m)

**Utility Room** (2.49m x 2.24m)

**Shower Room** (2.49m x 1.36m)

**Staircase leading to:**

**Landing** (7.40m x 0.89m)

**Bedroom One** (4.12m x 2.71m)

**Bedroom Two** (3.54m max x 3.43m)

**Bedroom Three** (3.42m x 2.99m)

**Bedroom Four** (3.04m x 3.17m)

**Bathroom** (2.63m max x 2.65m)

**Staircase Leading to:**

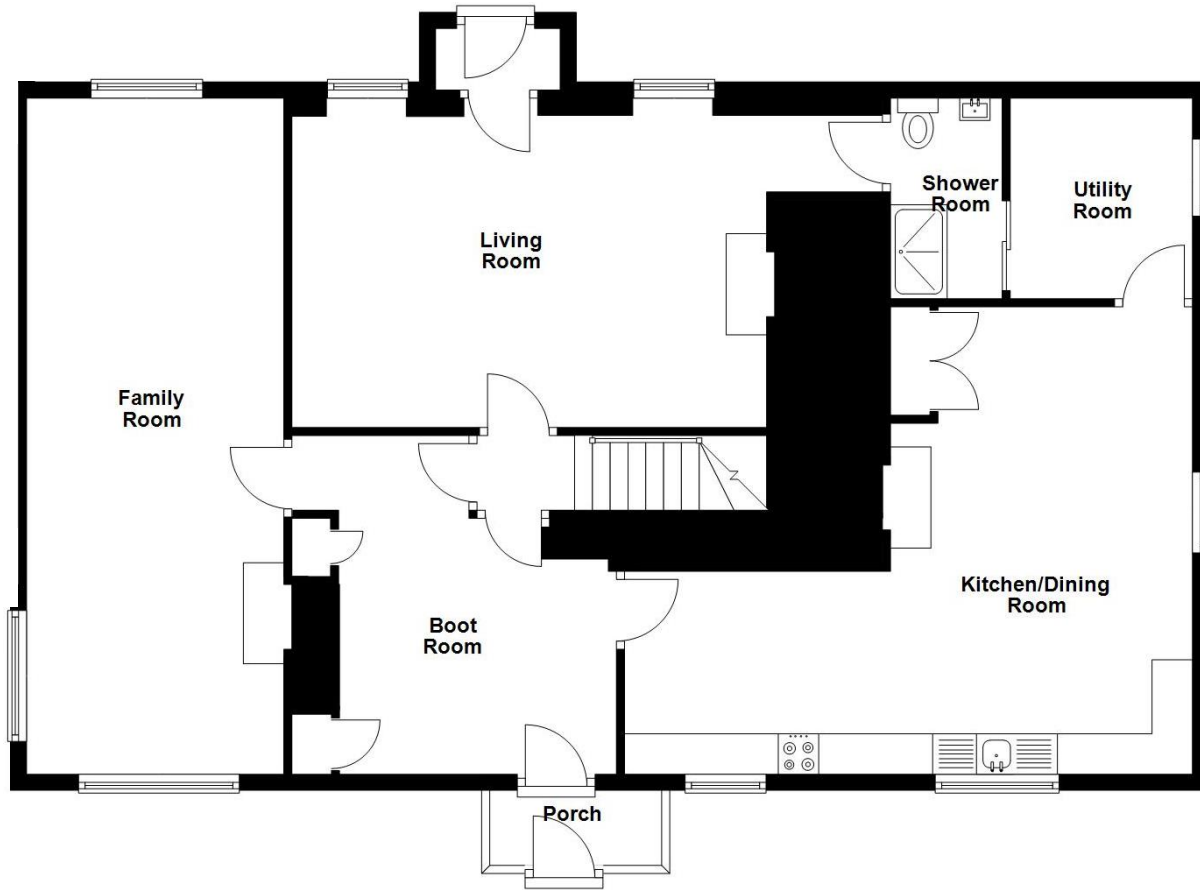
**Loft Room 1** (2.73m x 2.77m max)

**Loft Room 2** (3.03 x 4.04 max)

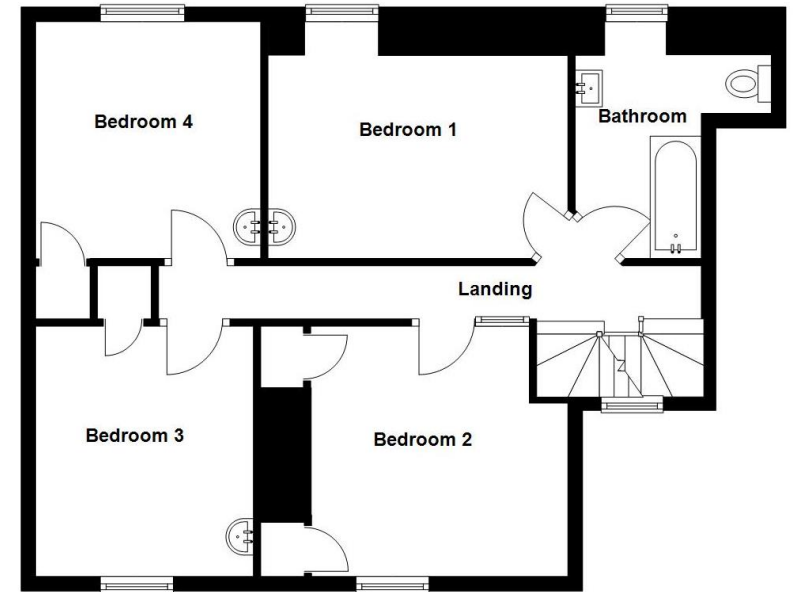


**FLOOR PLAN**

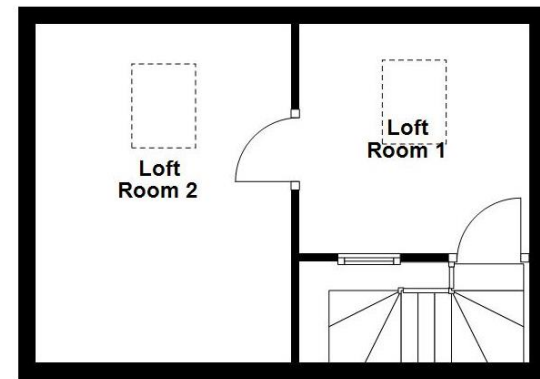
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**







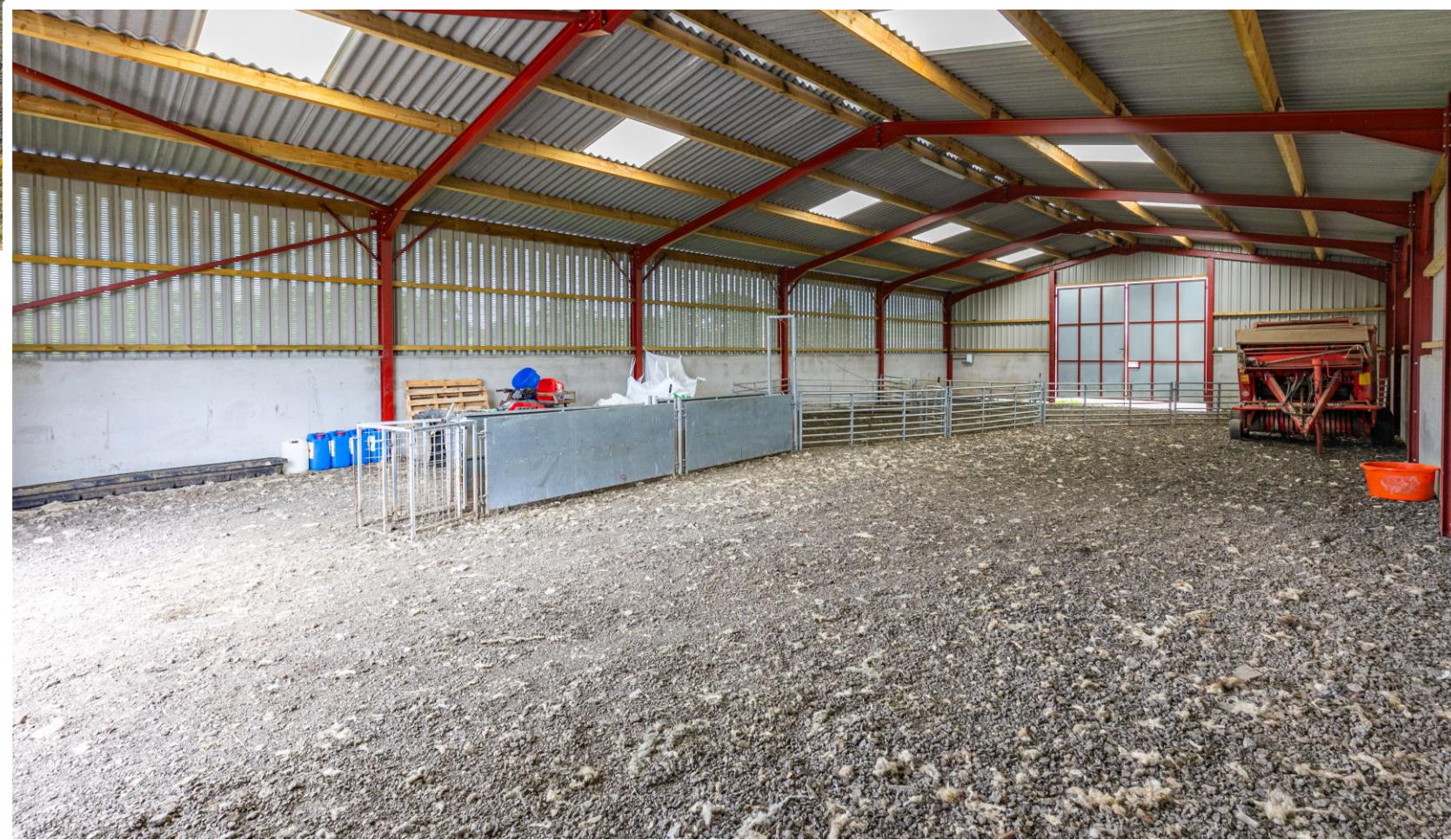




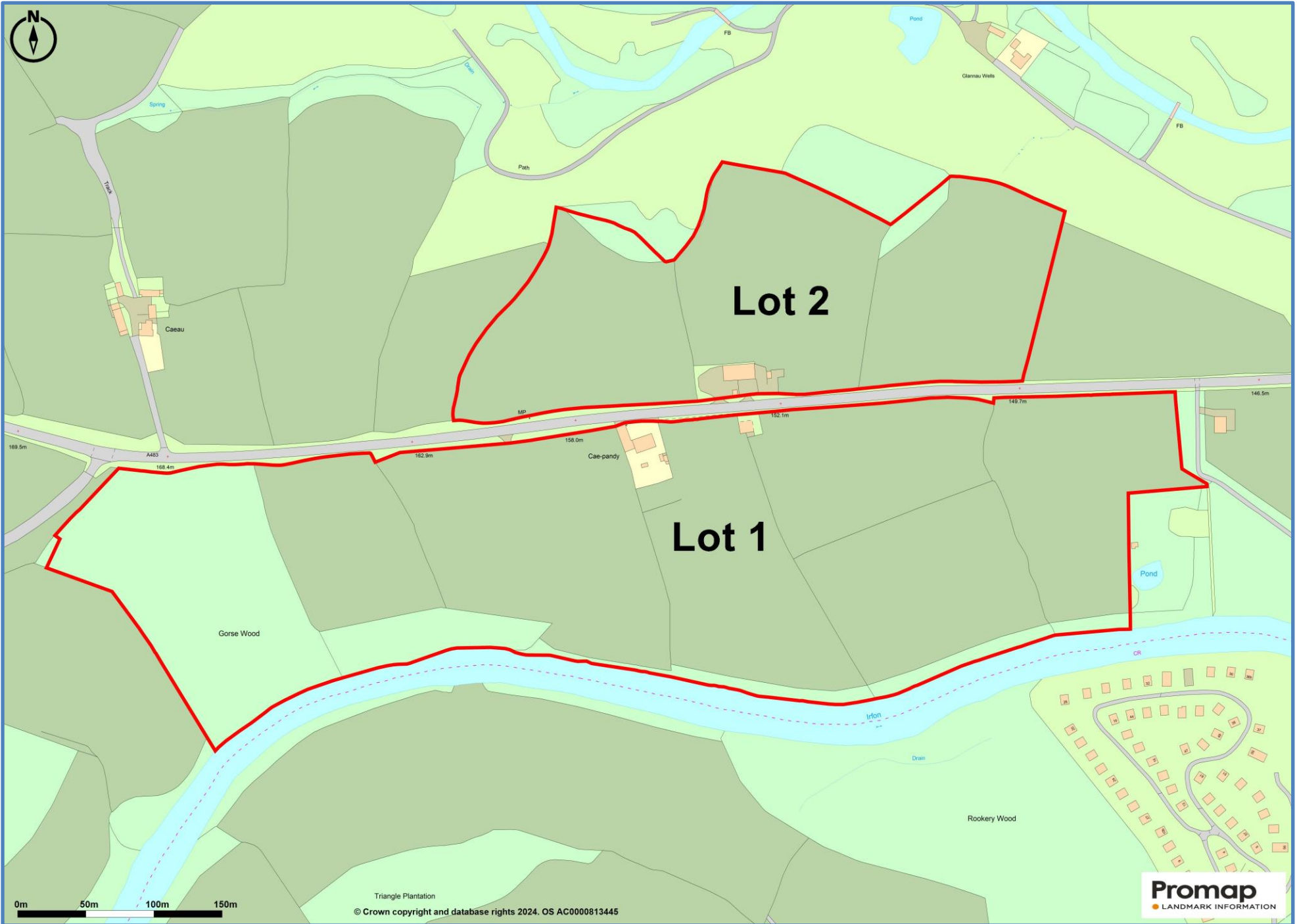
## LOT 2

Lot 2 represents a rare and fantastic opportunity to acquire a very useful parcel of land located conveniently close to the A483 highway and town of Builth Wells. This lot includes a modern, steel framed, five-bay building of which is surrounded by a stone & concrete yard area. We are informed that the building is served by mains water and electricity. Extending to approximately 13.98 acres in total, split into three separate enclosures, this lot lends itself to a wide range of uses and activities.









0m 50m 100m 150m

Triangle Plantation  
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**Promap**  
LANDMARK INFORMATION

## SERVICES

Both lots have the benefit of mains electricity and water. The farmhouse is also served with telephone connection and private drainage. Central heating is provided via an oil-fired boiler.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Tax Band "D"

## TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

## BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not included.

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267

[m.nicholls@sunderlands.co.uk](mailto:m.nicholls@sunderlands.co.uk)

Rory Matthews 07983 465 226

[r.matthews@sunderlands.co.uk](mailto:r.matthews@sunderlands.co.uk)

## MODE OF SALE

The Sale Caepandy is being offered for sale in two lots or as a whole by Private Treaty.

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of 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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## 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.

## 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 1862 LLP, 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 a 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.

## INCONSISTENCY

In the event that there is 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. They 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 1862 LLP 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

## HEALTH & SAFETY

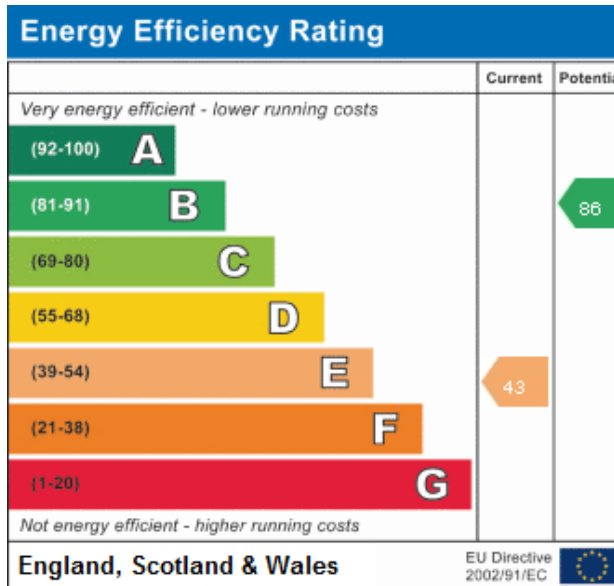
This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

## ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

## DIRECTIONS

Directions to be provided when a viewing is arranged. We advise all viewers to take extra care when making an inspection of the property. Viewings are undertaken solely at your own risk.



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.

  
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