

Land at Trawsgyrch

Abergwesyn, Llanwrtyd Wells, Powys



LAND AT TRAWSGYRCH

Abergwesyn, Llanwrtyd Wells, Powys

| 187.55 Acres | Extensive Block of Upland Pastureland | Considerable Hill Rights | Reliable Natural Water Supply | For Sale by Private Treaty |

Offers In Excess of £900,000

*Beulah 4.2 miles
Llanwrtyd Wells 7 miles
Builth Wells 13 miles
Llandoverly 19 miles
Rhayader 20 miles*

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU
Tel: 01497 822 522
www.sunderlands.co.uk

DESCRIPTION

Nestled in the heart of the Powys countryside, the sale of Trawsgyrch represents a rare and exciting opportunity to acquire an extensive block of upland pastureland within a renowned livestock area. This land, which extends to a considerable 187.55 acres, has the added benefit of extensive hill grazing rights amounting to 759 sheep. The land is watered by a reliable natural supply, and the boundaries are well fenced and defined. The land is split into conveniently sized enclosures for ease of management.

SITUATION

The land is situated approximately 4.2 miles North-West of the village of Beulah within the county of Powys. The market town of Builth Wells is located 13 miles to the east of the property. What3words ref; ///homing.strutting.converged

WATER

The property has the benefit of a reliable natural water supply.

BUILDINGS

There are no buildings on the land.

TOPOGRAPHY

The land lies at an altitude of between approximately 320 meters and 474 meters above sea level.

SPORTING RIGHTS

The Sporting rights are included within the sale.

TIMBER, WOODLAND AND MINERAL RIGHTS

The Timber, Woodland and Mineral rights are included within this sale.

VIEWINGS

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: Hay Office 01497 822 522.

Matthew Nicholls 07811 521 267.

TENURE

The land will be sold Freehold with Vacant Possession.

METHOD OF SALE

The property is to be offered for sale by Private Treaty.

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.

HILL GRAZING RIGHTS

We are informed that there are hill grazing rights for 759 sheep.



LAND SCHEDULE

Field No	Approx. Acreage
SN8754 4481	6.47
SN8754 3187	3.73
SN8754 3897	2.20
SN8754 4599	1.38
SN8754 6085	17.07
SN8755 5807	5.98
SN8755 5133	73.79
SN8755 7440	23.52
SN8755 7515	8.77
SN8755 9028	6.57
SN8755 9470	30.91
SN8755 6015	1.36

AGENTS NOTE

We understand that a small portion of the land, on the south-western boundary, lies within the Elenydd Site of Special Scientific Interest. Other areas fall within the 300m Buffer zone.

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.

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 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. 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

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.

rightmove
find your happy

Zoopla.co.uk
Smarter property search





