

52.3 Acres of Arable Land at Three Cocks

Brecon, Powys





52.3 ACRES OF ARABLE LAND AT THREE COCKS

Brecon, Powys. LD3 0SD

52.3 Acres of Prime Arable Land Available in 2 Lots
Lot 1 - 27.38 Acres Lot 2 - 25 Acres
Terrific Opportunity to Acquire an Excellent
Commercial Block of Arable Land
Excellent Roadside Access
Hill Grazing Rights
For Sale by Private Treaty

Guide Price £14,000 per acre

*Hay-on-Wye 5 miles
Brecon 10.7 miles
Hereford 26.8 miles*

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU
Tel: 01497 822 522

www.sunderlands.co.uk

DESCRIPTION

The sale of this land represents a superb and unique opportunity to acquire an excellent commercial block of productive arable land situated within the Wye Valley. The land is available in 2 separate lots. Lot 1 extends to 27.38 acres and adjoins the main road between Three Cocks and the Market town of Talgarth, namely the A4078. The second lot extends to 25 acres and is within walking distance of Lot 1 and also has the benefit of main road access along the Felindre Road. Both parcels of land have roadside frontage on both sides and are currently laid down to a grain crop. Lot 1 adjoins Three Cocks and is on the outskirts of the village of Three Cocks and offers long-term potential hope value. In recent years the land has been used to produce excellent arable crops which could easily be returned to producing high yielding pasture. The land appears in good heart, is easily accessible and classed as grade 2 quality. We are informed that mains water is available nearby subject to a connection fee.

SITUATION

The land is situated between Three Cocks and the market town of Talgarth.
What3words ref; /// forgiving.marine.requires

WATER

Available subject to connection.

BUILDINGS

There are no buildings on the land.

SPORTING RIGHTS

As far as we are aware Sporting rights are included within the freehold sale of the property.

HILL GRAZING RIGHTS

We are informed that there are hill grazing rights on to The Black Mountains.

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.

LOT 1



LOT 2



DIRECTIONS

Proceed out of Three Cocks and take the first left sign posted Talgarth. Proceed for approximately 200 yards where the land can be found on the left hand side as sign posted.

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

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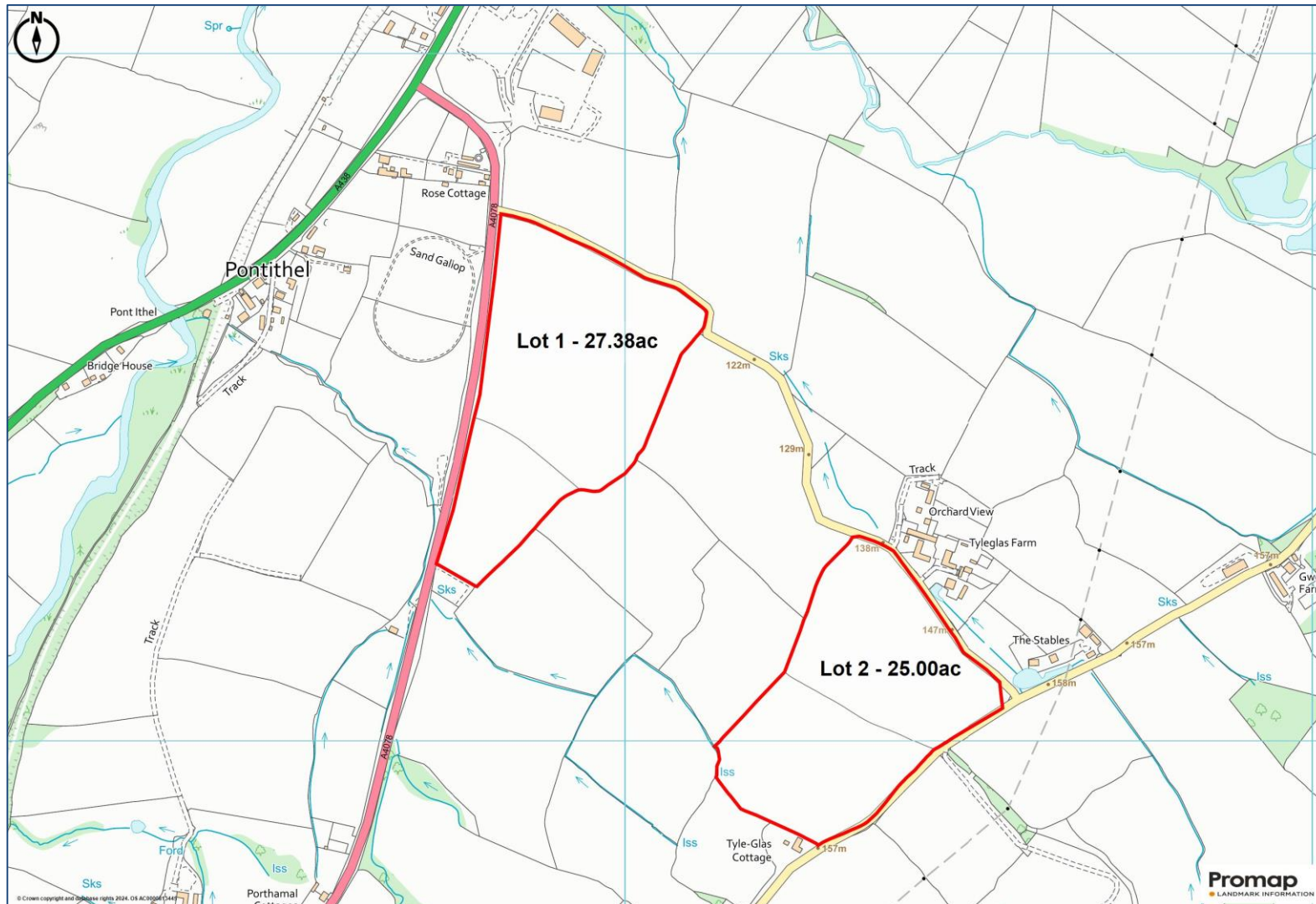
None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate 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.



LAND SCHEDULE

Lot 1 Field No	Acreage
9254	20.962
9035	6.416
TOTAL	27.38

Lot 2 Field No	Acreage
3913	13.78
2797	11.278
TOTAL	25.00





Sunderlands

Residential Rural Commercial