

4.28 Acres of Land near Porthamel Cottages

Talgarth, Brecon, Powys, LD3 0DL





4.28 ACRES OF LAND NEAR Porthamel Cottages

| 4.28 Acres within one Ring Fence | Excellent
Roadside Access | Quality Pastureland
| For sale by Informal Tender |

Offers in Excess of £70,000

Tenders to be received by 12 noon on Monday 7th
October 2024

*Talgarth 1.7 miles
Hay-on-Wye 6 miles
Hereford 27.5 miles*

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

Tel: 01497 822 522

www.sunderlands.co.uk

DESCRIPTION

The land at Porthamel represents a rare and terrific opportunity to acquire a superb block of quality pastureland with the benefit of excellent roadside frontage. The land extends to approximately 4.28 acres of level permanent pasture and is a superb area of amenity land.

The land is enclosed within one ring fence for ease of management and lends itself to a wide range of uses. The boundaries appear both well fenced and defined. The land is accessed directly off the A4078. The land is currently utilized to graze livestock but could ideally be split into convenient sized pony paddocks. Other recreational uses could also be a potential subject to planning consents.

SITUATION

The Land at Porthamel is situated in a picturesque rural location in the heart of Breconshire but just outside the Brecon Beacons National Park.

The nearest village is Talgarth with a local village store, public house, state education among other services. More comprehensive facilities and amenities can be found in the nearby and popular market town of Hay-on-Wye and the cathedral city of Hereford.

What3words ref; /// palaces.lads.spines

SERVICES

There is no mains electricity connected to the property. The land benefits from a mains water supply.

SPORTING RIGHTS

Sporting rights are included within the freehold sale of the property.

HILL GRAZING RIGHTS

We are informed that there are no hill grazing rights.

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

Katie Hughson 07522 452 030

TENURE

The land will be sold Freehold with Vacant Possession.

MODE OF SALE

The property will be offered for sale by **Informal Tender** as one whole lot. All tenders must be received in writing by **12 noon on Monday 7th October 2024**, to Sunderland, 3 Pavement House, The Pavement, Hay-on-Wye, HR3 5BU C/o: Mr Matthew Nicholls BSc (Hons) MRICS MNAVA and marked "4.28 acres of Land near Porthamel". The Vendor reserves the right not to accept the highest offer or indeed any offer.



METHOD OF SALE

The property is to be offered for sale by Informal Tender.

COUNCIL TAX

No band.

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.

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.

BASIC FARM PAYMENTS

The property is eligible for the Basic Farm Payment Scheme, there are no entitlements included in the sale.

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.

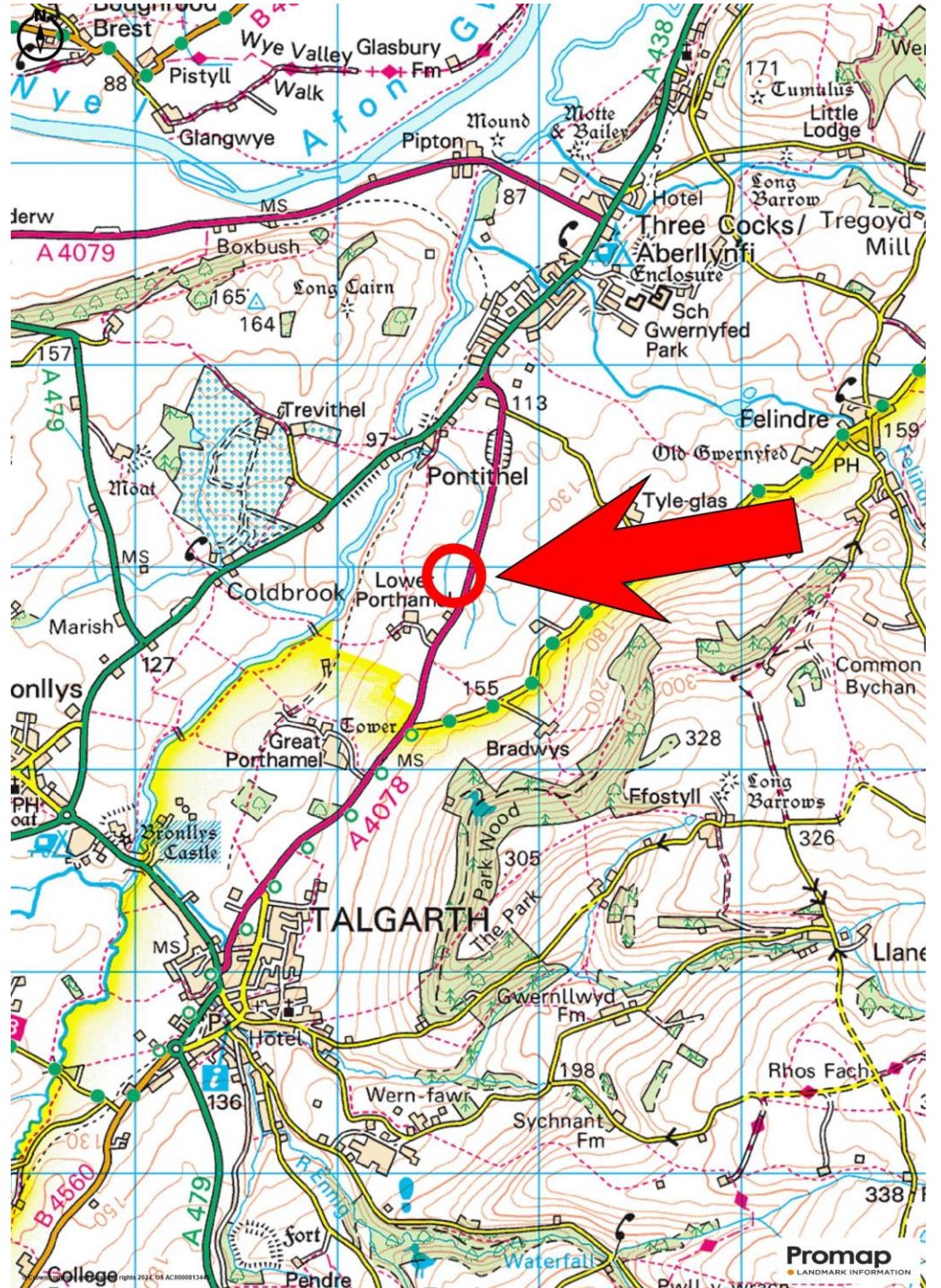
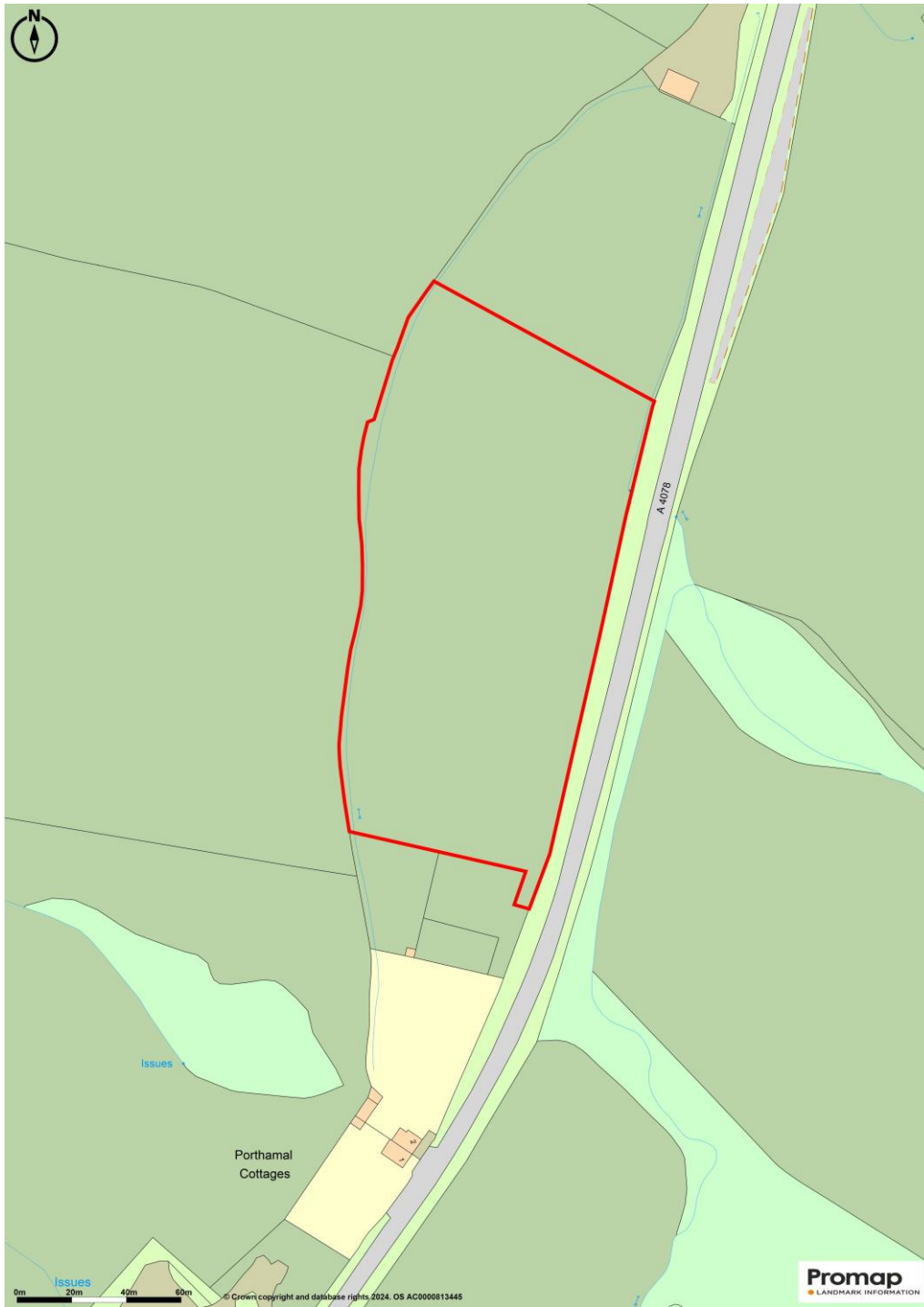
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

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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.







FOR SALE BY INFORMAL TENDER SHEET

4.28 Acres of Land near Porthamel, Talgarth

Full Name/s:

Address:

.....

.....Postcode:.....

Telephone:.....

Ref: HY3528 – 4.28 Acres of Land near Porthamel, Talgarth

I hereby tender the following amount for 4.28 Acres of Land near Porthamel, Talgarth:

Offer in Figures: £.....

Offer in Words:.....

.....

Solicitors Details:

Is your offer subject to any mortgage, borrowings or sale?

.....

Additional Comments:

.....

.....

.....

Signed:

Date:.....

Tenders to be received at Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire, HR3 5BU by 12 Noon on Monday 7th October 2024. Marked for the Attention of Mr Matthew Nicholls. The vendors reserve the right to accept any offer, which may not be the highest offer and indeed reserve the right not to accept any offer at all.