

9.60 Acres of Land at Libanus

Libanus, Brecon, Powys





9.60 ACRES OF LAND AT LIBANUS

Libanus, Brecon, Powys

| 9.60 Acres | Set in the Heart of the Brecon Beacons
National Park | Quality Pastureland with Equestrian
and Amenity Potential | For sale by Private Treaty |

Offers in Excess of £100,000

*Brecon 2.8 miles
Storey Arms 5 miles
Hay-on-Wye 19.5 miles
Abergavenny 22 miles
Cardiff 34 miles*

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

DESCRIPTION

This sale represents a rare and terrific opportunity to acquire a superb block of quality pastureland with equestrian and amenity potential with the added benefit of excellent roadside frontage onto the A470. Extending to approximately 9.60 acres (3.887 hectares), this sale signifies the exciting prospect of acquiring a useful block of amenity land in the heart of the Brecon Beacons National Park. This land offers itself wide open to a vast range of potential uses and opportunities.

SITUATION

This land is situated in a picturesque and edge of village location in the heart of the Brecon Beacons National Park and in an area is renowned for its outstanding beauty.

Set on the outskirts of Libanus with it's popular public house, the large market town is found only 2.8 miles to the North-East which is equipped with far more comprehensive facilities and amenities. Set immediately adjacent to the A470, this land is easily accessed by most of South and Mid Wales.

What3words ref; /// emptied.catch.towels

SERVICES

The land benefits from a natural water supply.

SPORTING RIGHTS

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

TENURE

The land will be sold Freehold with Vacant Possession.

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 or vendors accept any responsibility or liability for any injuries howsoever caused.

Contact: Hay Office 01497 822 522

Rory Matthews 07983 465 226

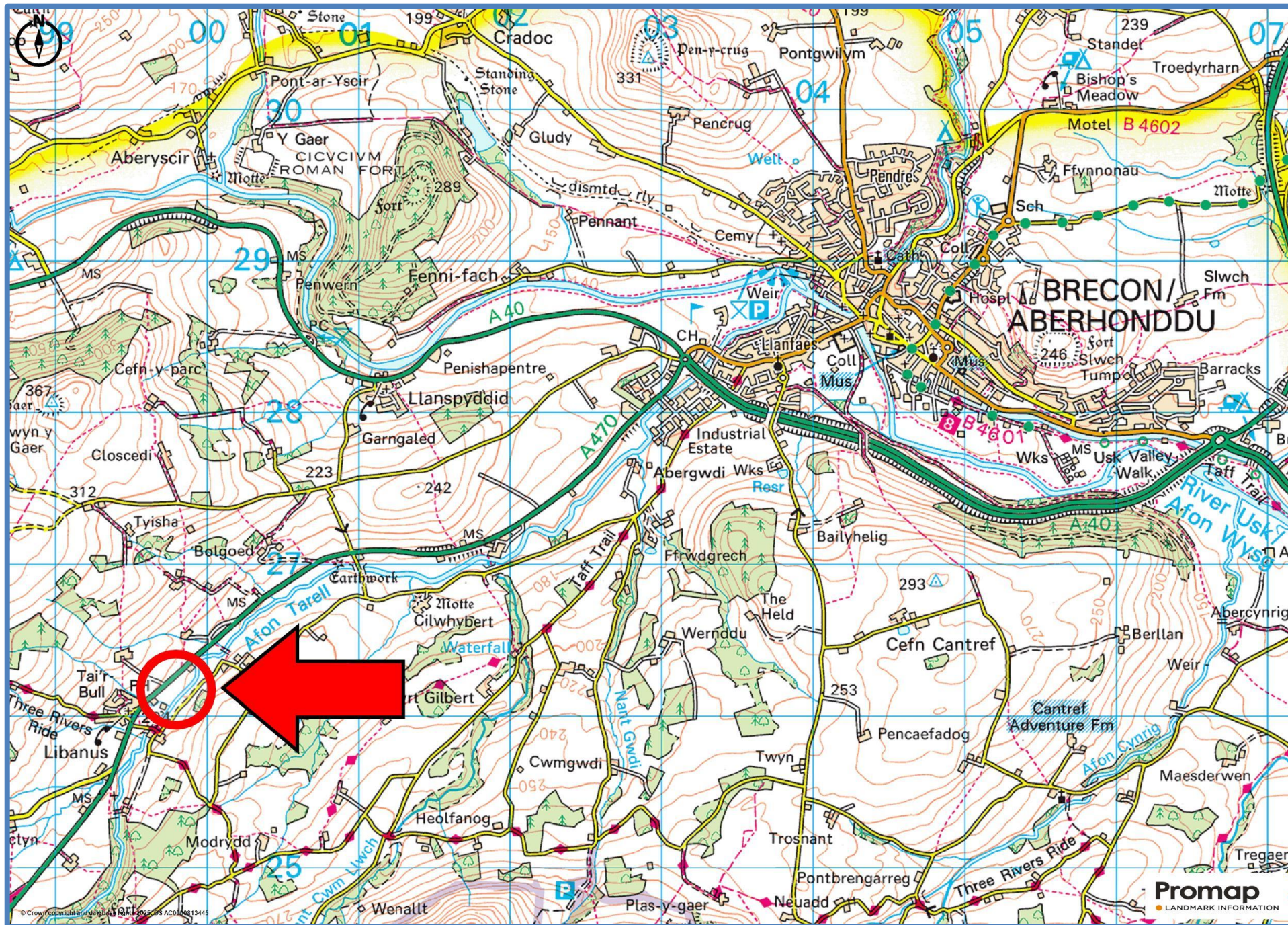
METHOD OF SALE

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 Wednesday 9th of July 2025** to Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, HR3 5BU C/o Mr Rory Matthews BSc (Hons) MRICS and marked "Land at Libanus". The vendor reserves the right not to accept the highest offer or indeed any offer. The vendor also reserves the right to sell the property prior to the tender date is so desired.

UPLIFT CLAUSE

There will be an uplift clause of 20% over a twenty-five year period from the date of acquisition. The uplift clause will be triggered by the grant of planning consent for non-agricultural use.





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 provide 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.

COUNCIL TAX

N/A

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 not 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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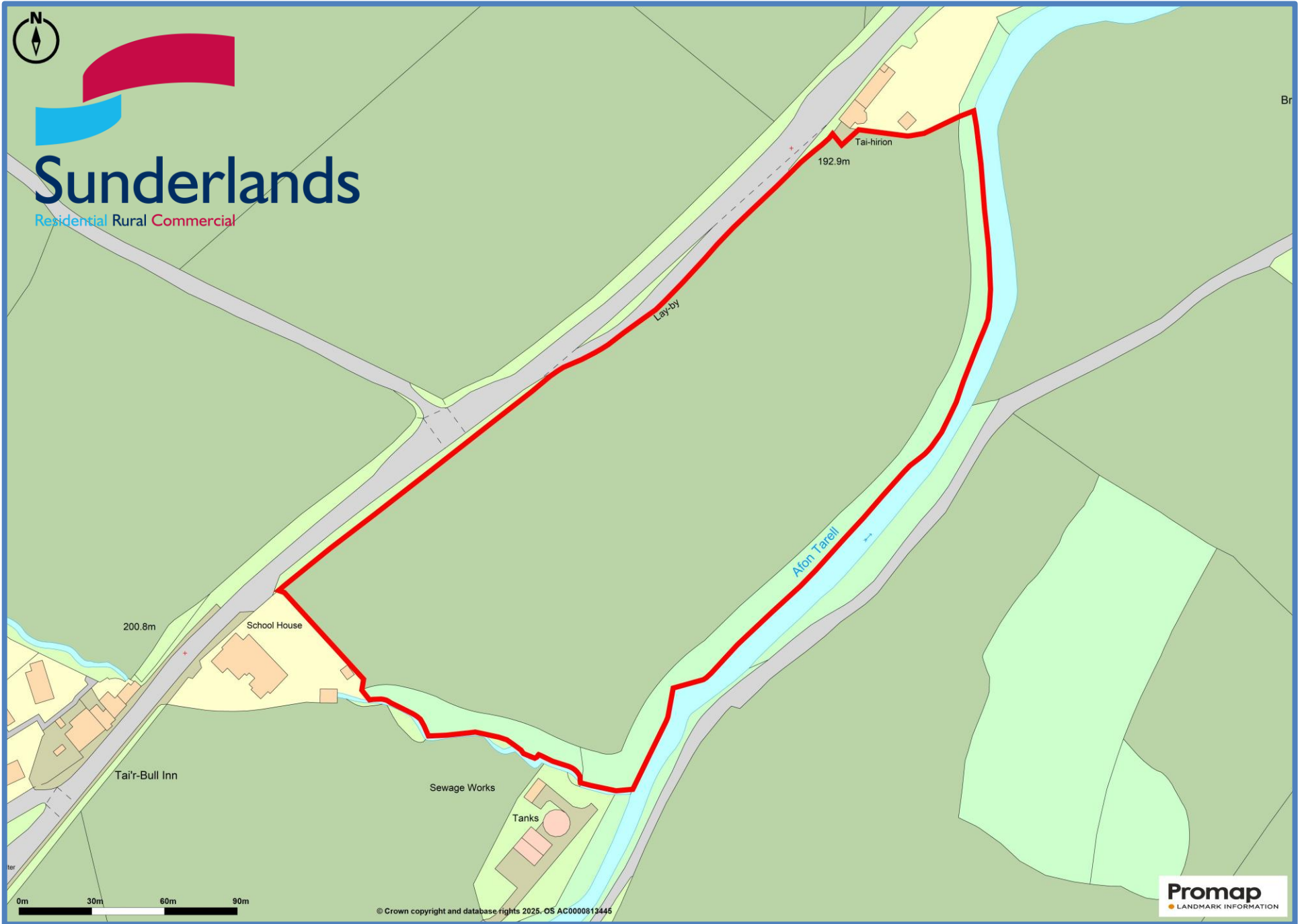


None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate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



Sunderlands

Residential Rural Commercial



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