7.37 Acres of Land at Beulah, Llanwrtyd Wells, Powys





7.37 ACRES OF LAND AT BEULAH Beulah, Llanwrtyd Wells, Powys

7.37 Acres | Edge of Village Location | Two parcels of amenity Pastureland with direct roadside access| For sale by Informal Tender |

Lot 1 – Guide Price £40,000 Lot 2 – Guide Price £40,000

Llanwrtyd Wells 4.1 miles Builth Wells 8.6 miles Llandrindod Wells 13 miles

3 Pavement House The Pavement Hay-on-Wye HR3 5BU Tel: 01497 822 522 Greg Christopher 07770 972815 Rory Matthews 07983 465226 <u>www.sunderlands.co.uk</u>

DESCRIPTION

The land at Beulah comprises two parcels of amenity pastureland with direct roadside access. The land is situated just outside the village of Beulah. The land extends to a total of 7.37 Acres currently all in permanent pasture. The land is split into two convenient sized parcels offering potential purchasers a valuable addition to adjoining land owners or useful block of amenity land.

The both fields are well fenced and have been well farmed and are in a productive state.

LOT 1 - The parcel SN9150 3091 extends to 1.46 hectares (3.61 acres), currently in permanent pasture and is used for livestock grazing. The parcel has direct frontage onto the A483 Trunk road. The land has the benefit of tanked water supply and offers a rare opportunity to purchase a small parcel just a short distance from the Village of Beulah.

LOT 2 – The parcel SN9150 5290 extends to 1.52 hectares (3.76 acres) currently in permanent pasture and is used for livestock grazing. The parcel has direct frontage onto the A483 Trunk road. The land has the benefit of tanked water supply and offers a rare opportunity to purchase a small parcel just a short distance from the Village of Beulah.

SITUATION

This land at Beulah is situated in a very picturesque rural location in Mid Wales. The land has views of the Eppynt mountain range and is only a short distance from the small village of Beulah, which offers a range of services. The market town on Builth Wells is some 8.6 miles distant, with the smaller town of Llanwrtyd Wells 4 miles distant.

What3words reference ///split.nearly.helpfully

SERVICES

The land has the benefit of a tanked mains water supply in both parcels.

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 included with this sale.

TIMBER, WOODLAND AND MINERAL RIGHTS

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

VIEWINGS

Viewing may be any reasonable time after first contacting the Agents. Any prospective viewer must have a copy of the sale particulars upon them whilst viewing and must respect the land. All viewers inspect the land at their own risk, neither the selling Agent or Vendors accept any responsibility or liability for any injuries however caused.

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 Friday 8th of August 2025** to Sunderlands, Builth Market Auctioneers Office, Smithfield Road, Builth Wells, Powys, LD2 3ED C/o Mr Greg Christopher and marked "Land at Beulah". The vendor reserves the right not to accept the highest offer or indeed any offer.







TENURE & ACCESS

The land will be sold freehold with Vacant possession. The land has direct roadside access with both parcels accessed directly off the A483.

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.

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



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.



