

LAND AT WAINDDU AND MYNYDDYRHEOL

Llandrindod Wells, Powys



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Penybont, Llandrindod Wells, Powys

LOT 1 – APPROX. 119.65 ACRES OF ARABLE & PASTURELAND

LOT 2 - APPROX. 14.47 ACRES OF ARABLE AND PASTURELAND

LOT 3 - APPROX. 119.83 ACRES OF PASTURELAND

**IN ALL APPROX. 253.95 ACRES (102.77 HECTARES)
AVAILABLE AS A WHOLE OR IN 3 LOTS**

**FOR SALE BY INFORMAL TENDER
TENDER CLOSES 12PM (NOON) ON THURSDAY 23rd OCTOBER 2025**

Llandrindod Wells 4 miles | Builth Wells 11 miles | Rhayader 11 miles | Leominster 17 miles | Hereford 35 miles

Location

Each lot is nestled in the heart of the Ithon Valley, just south of the village of Penybont and just 4 miles east of Llandrindod Wells. The land is well connected via convenient access from a council-maintained road. The A44 from Rhayader to Leominster passes a short distance to the north of the land offering excellent connectivity.

Description

Lots 1 & 2 represent terrific opportunities to acquire approximately 134.12 acres of Grade 3 arable and pastureland. The land is of a consistent topography with the benefit of direct access onto an adjoining council-maintained road and well-defined and secure boundaries. These two blocks of ringfenced and productive farmland offer significant stocking and cropping potential. Both Lots 1 & 2 benefit from a mains water supply, with Lot 1 having the added benefit of a reliable natural water source in the form of the River Ithon. Much of the land is free-draining and is all suited to a variety of farming practices.

Lot 3, otherwise known as Land at Mynyddyrheol, extends to a significant 119.83 acres of Grade 3 & 4 pastureland. This land is more sloping in nature and is best suited to the grazing and rearing of livestock with some areas capable of growing fodder crops. Lot 3, which is contained within one ring fence, benefits from a natural water supply and offers excellent stocking capabilities. With two road access points, Lot 3, which is easily accessible off a council-maintained road which itself leads to the A44, offers vast potential to interested parties of a more conservational or environmental nature.



Lot 1 – 119.65 Acres of Arable & Pastureland

Split into eight separate field parcels comprising Grade 3 arable and pastureland, the land is predominantly flat or gently undulating and has significant cropping potential having been utilised for this purpose in recent years. Access to this lot is excellent with six separate access points along a council-maintained road.







Lot 2 – 14.47 Acres of Arable & Pastureland

Split into three individual field parcels comprising of Grade 3 arable and pastureland. The land is level or undulating with cropping capabilities having been used to grow corn and straw in recent times to great success. Lot 2 is easily accessed from a council-maintained road with three separate access points.





Lot 3 – 119.83 Acres of Pastureland

Comprising a significant 119.83 acres of pastureland benefitting from roadside frontage and a natural water supply, Lot 3 offers a wide range of opportunities to interested parties of a more conservational or environmental nature.





General Information

Cropping

Lots 1 & 2 are currently planted with stubble turnips and are within an arable rotation. Lots 3 is laid to pasture and has been grazed by livestock with some areas harvested for silage.

Services

Lots 1 & 2 both benefit from a mains water supply with Lot 1 having the added benefit of a natural supply from the River Ithon. Lot 3 has access to a natural water supply running through the land.

Tenure

The land is offered freehold with vacant possession upon completion of the sale.

Access

All three lots have separate road frontage access off a council-maintained road.

Boundaries

The land is enclosed by post and wire stock fencing and mature hedgerows. The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will, however, provide whatever assistance they can to ascertain the ownership of the same.

Basic Payment Scheme & Stewardship Schemes

The land has been registered with Rural Payments Wales for BPS purposes. No entitlements transfer with the sale of the land.

Nitrate Vulnerable Zone

The land is subject to the Control of Agricultural Pollution (CoAP) Regulations 2021. Which applies to all farmland in Wales.

Planning

No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

Timber, Sporting & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.

Wayleaves & Easements

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sales particulars or not.

Public Rights of Way

There are no public rights of way passing over Lots 1 & 3. There is a public footpath that passes over Lot 2.

Mode of Sale

The land is being offered for sale as a whole or in 3 Lots by Informal Tender. Prospective Purchasers should carry out their own enquiries with Powys County Council and other Authorities before making an offer for the land. It is envisaged that no further negotiations will be entered into after the informal tender closing date. The Informal Tender Documents should be signed by the proposed Purchaser (s) stating the proposed purchase price. These are to be received by Rory Matthews at Sunderlands, 3 Pavement House, The Pavement, Hay-on-Wye, Herefordshire, HR3 5BU by 12 Noon on Thursday 23rd October 2025. Envelopes should be marked "Informal Tender for the Land at Penybont" and substantially sealed. The Vendor reserves the right not to accept the highest, or any offer if they so wish. The Vendor reserves the right to accept an offer prior to the Informal Tender date.

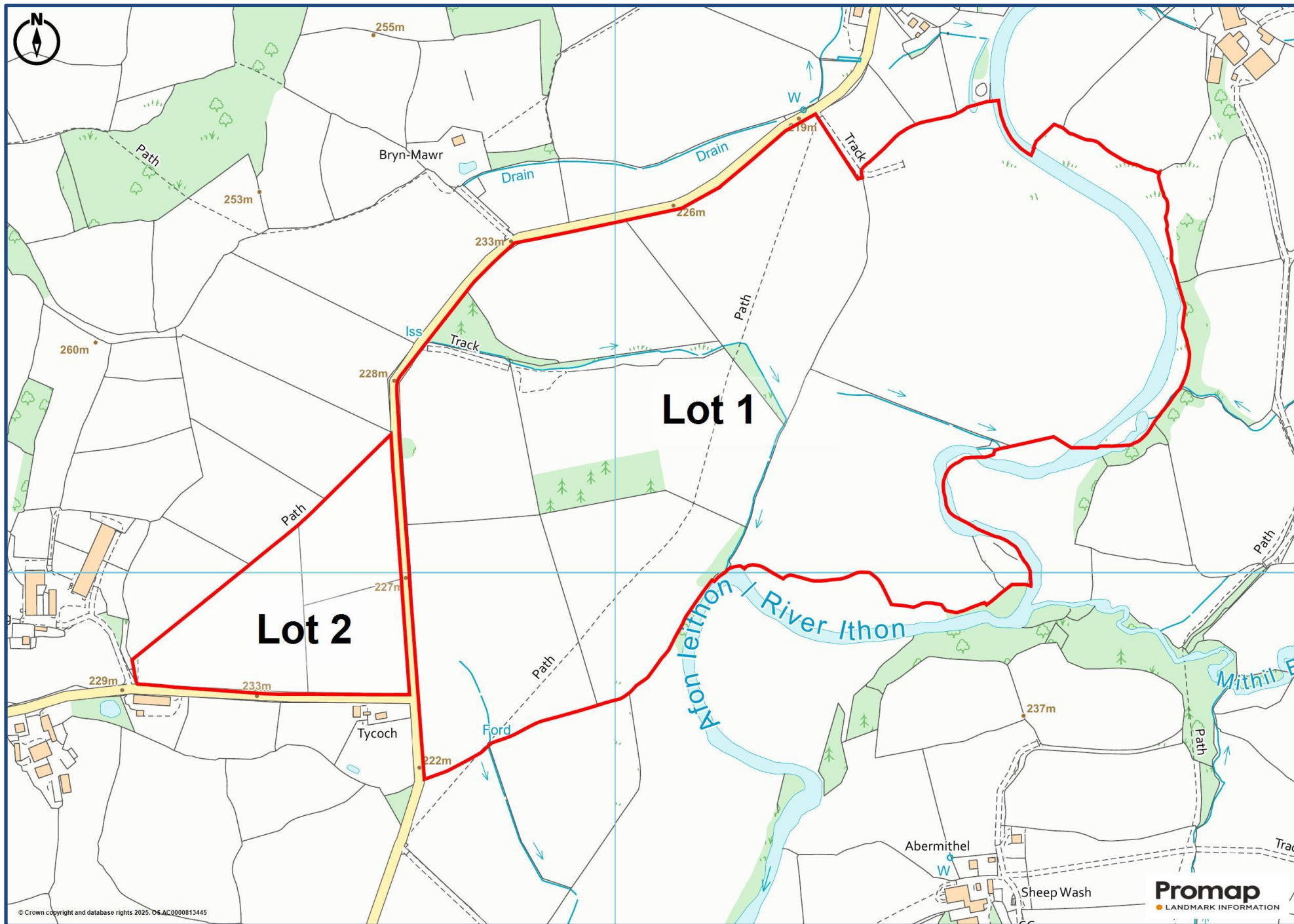
Vendors Solicitor

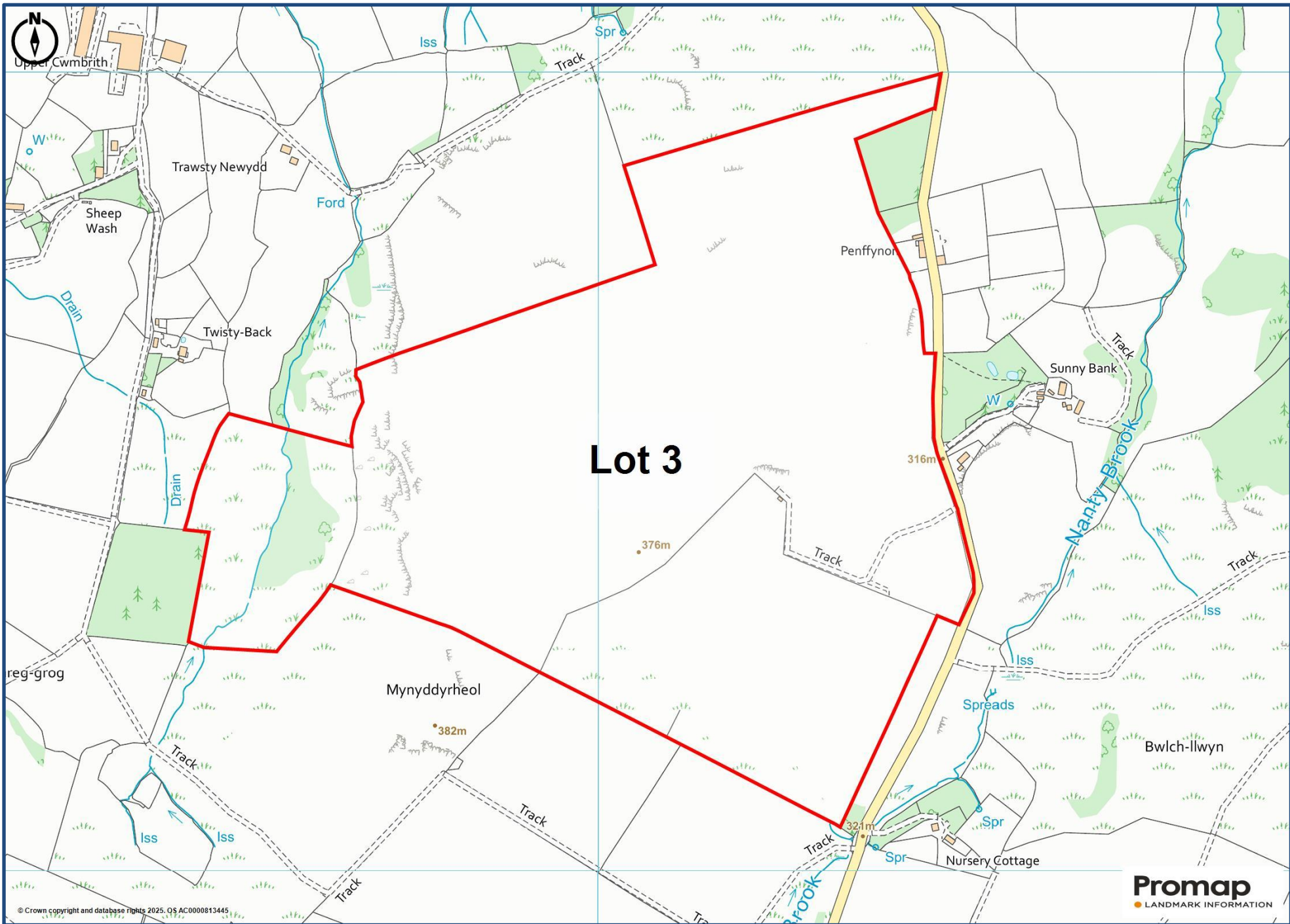
Mr Peter Wilcox Jones
Dilwyns Solicitors
Temple Street
Llandrindod Wells
Powys
LD1 5DL
01597 822707

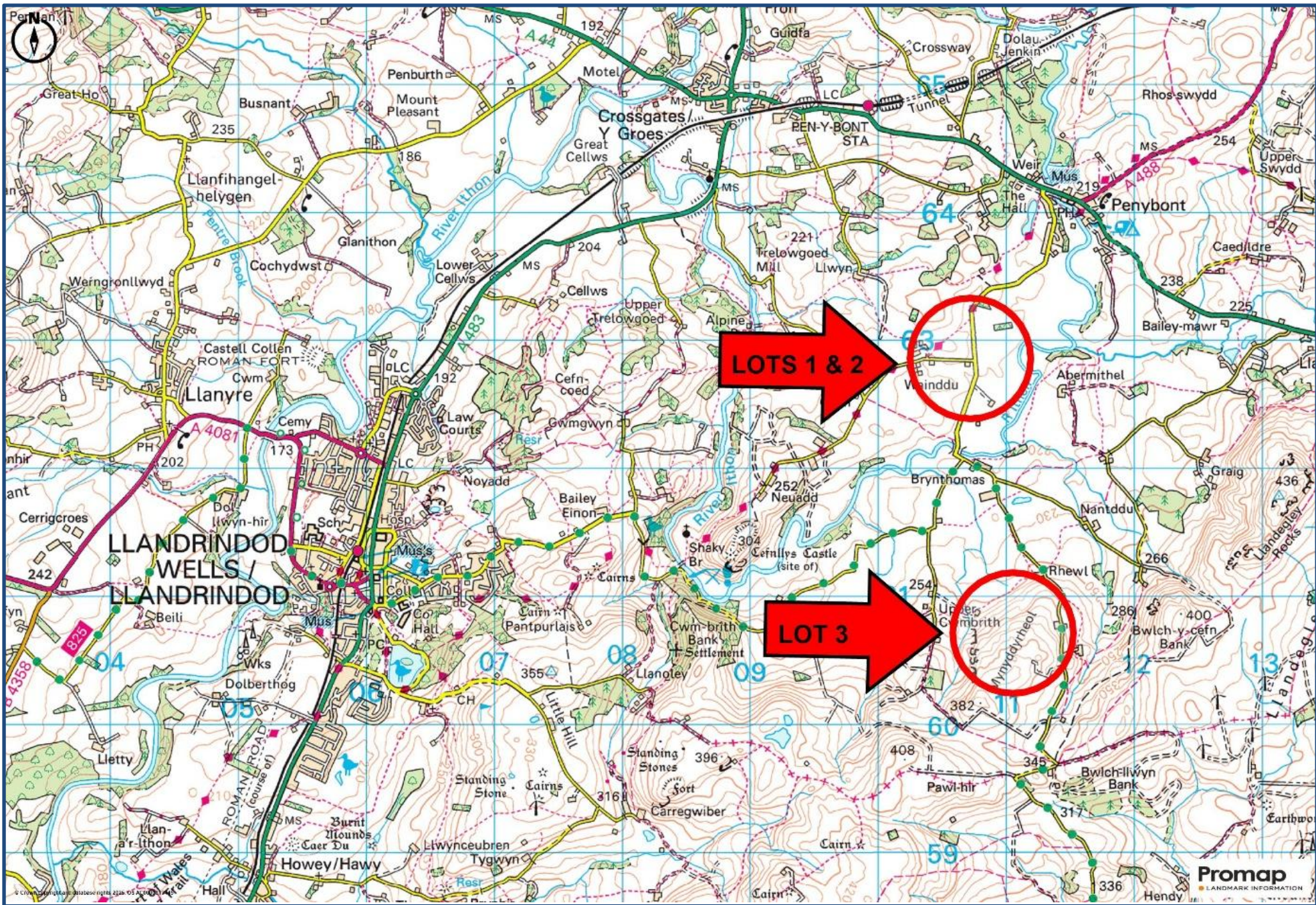
Local Authorities & Public Utilities

National Grid Electricity Distribution PLC, Avobank, Feeder Road, Bristol, BS2 0TB
Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Dwr Cymru Welsh Water, Linea, Fortran Road, St. Mellons, Cardiff, Wales, CF3 0LT

Sunderlands
Residential Rural Commercial







Guide Prices

Lot 1 – Guide Price £1,100,000
Lot 2 - Guide Price £180,000
Lot 3 - Guide Price £580,000

As a whole - Guide Price £1,860,000

Viewing

Prospective Purchasers can view the land during reasonable times and during daylight hours. We request that anyone wishing to view the land contacts the selling agents in advance.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Money Laundering

As a result of anti-laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving license and Residential ID for example current utility bill).

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Location

Please find What3words references below, the land will be marked by the agents For Sale boards.

Lot 1 - ///losses.hometown.airfields

Lot 2 - ///refers.haunt.arch

Lot 3 - ///nothing.ranking.populate



Hay On Wye Office

3 Pavement House
The Pavement
Hay On Wye
Herefordshire
HR3 5BU

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Rory Matthews 07983

465226

r.matthews@sunderlands.co.uk

www.sunderlands.co.uk



Sunderlands Rural

rightmove
find your happy

Zoopla.co.uk
Smarter property search



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 contact 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 on 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.

