

23.86 Acres of Land at Newbridge-on-Wye

Llandrindod Wells, Powys





23.86 ACRES OF LAND AT NEWBRIDGE-ON-WYE

Llandrindod Wells, Powys

| 23.86 Acres | Set in the midst of the Radnorshire
countryside | Quality Pastureland | For sale by
Private Treaty |

Guide Price £180,000

*Newbridge-on-Wye 2.6 miles
Llandrindod Wells 7 miles
Builth Wells 8.2 miles
Hereford 45.8 miles
Cardiff 67 miles*

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

www.sunderlands.co.uk

DESCRIPTION

The Land at Newbirdge-on-Wye extends to approximately 23.86 acres (9.658 hectares) that comprises of predominantly permanent pasture and is split into conveniently sized enclosures for the ease of stock management and rotational grazing/cropping.

The land is ideally suited to producing good quality fodder crops but in recent years has mainly been utilised for grazing and producing hay and silage. The majority of the field parcels are gently undulating.

The land's size and situation lends its self to a wide range of potential uses. We are informed that the land is served by a private wellled water supply.

SITUATION

The land is set within the midst of the Radnorshire countryside, only a short distance away from the nearest village of Newbridge-On-Wye and within 20 minutes of both Llandrindod and Builth Wells.

Newbridge-On-Wye is a popular village set equidistant between Builth Wells and Rhayader on the A470. It offers good basic amenities in the form of a village primary school, village shop, post office and public houses.

More comprehensive facilities are found in the regional towns of Builth and Llandrindod Wells where there is a choice of supermarkets, convenience stores, general amenities, and state school education.

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SERVICES

The land benefits from a private wellled water supply.

GRAZING RIGHTS

We are informed that there are grazing rights on the adjoining Llysdyman Hill.

TENURE

The land will be sold Freehold with Vacant Possession upon completion.

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

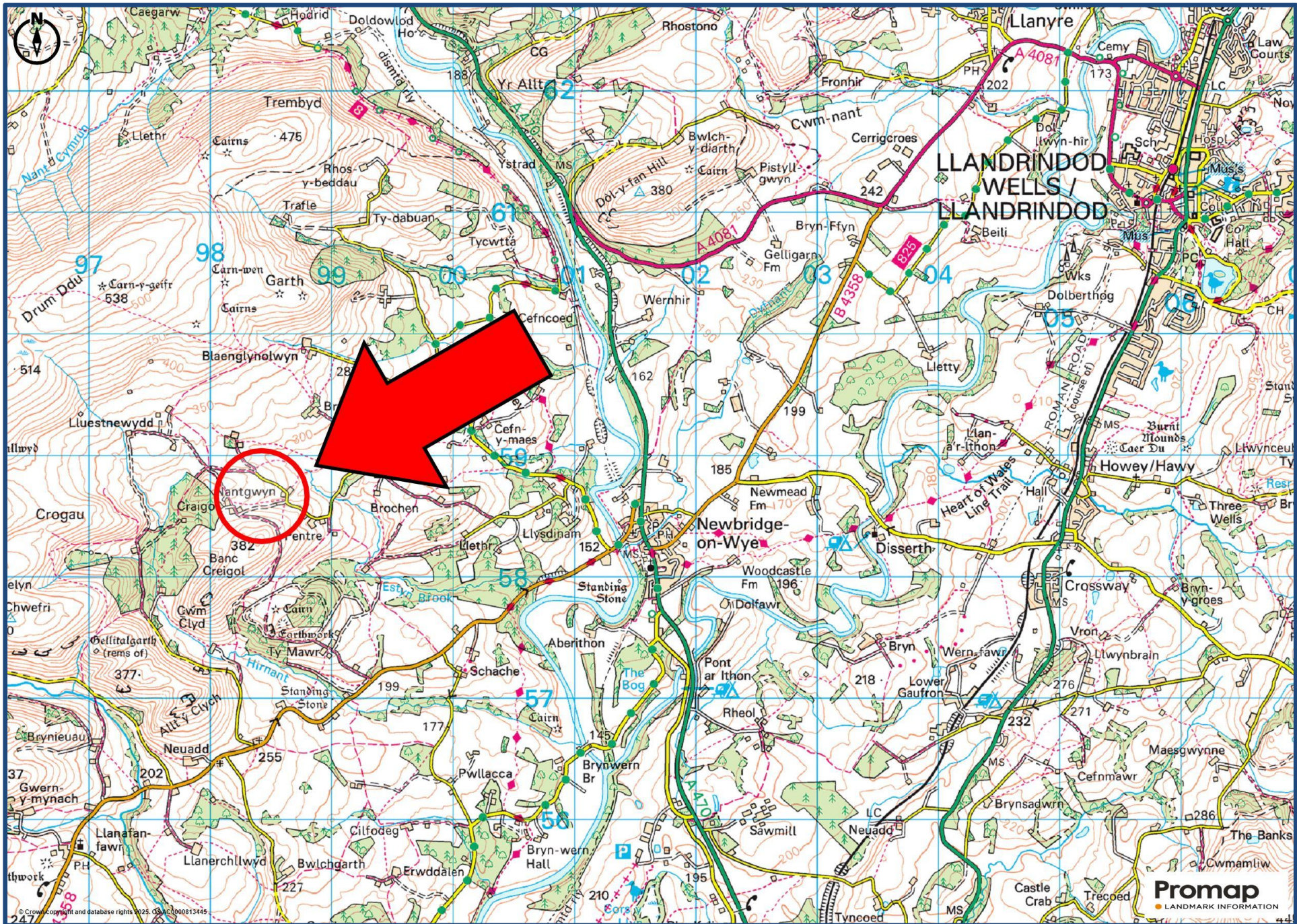
METHOD OF SALE

The property is to be offered for sale by Private Treaty.

TOPOGRAPHY

The land lies at an altitude of between 300 and 350 meters above sea level.





WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land 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 Basic Farm Payment Entitlements are available by separate negotiation.

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.

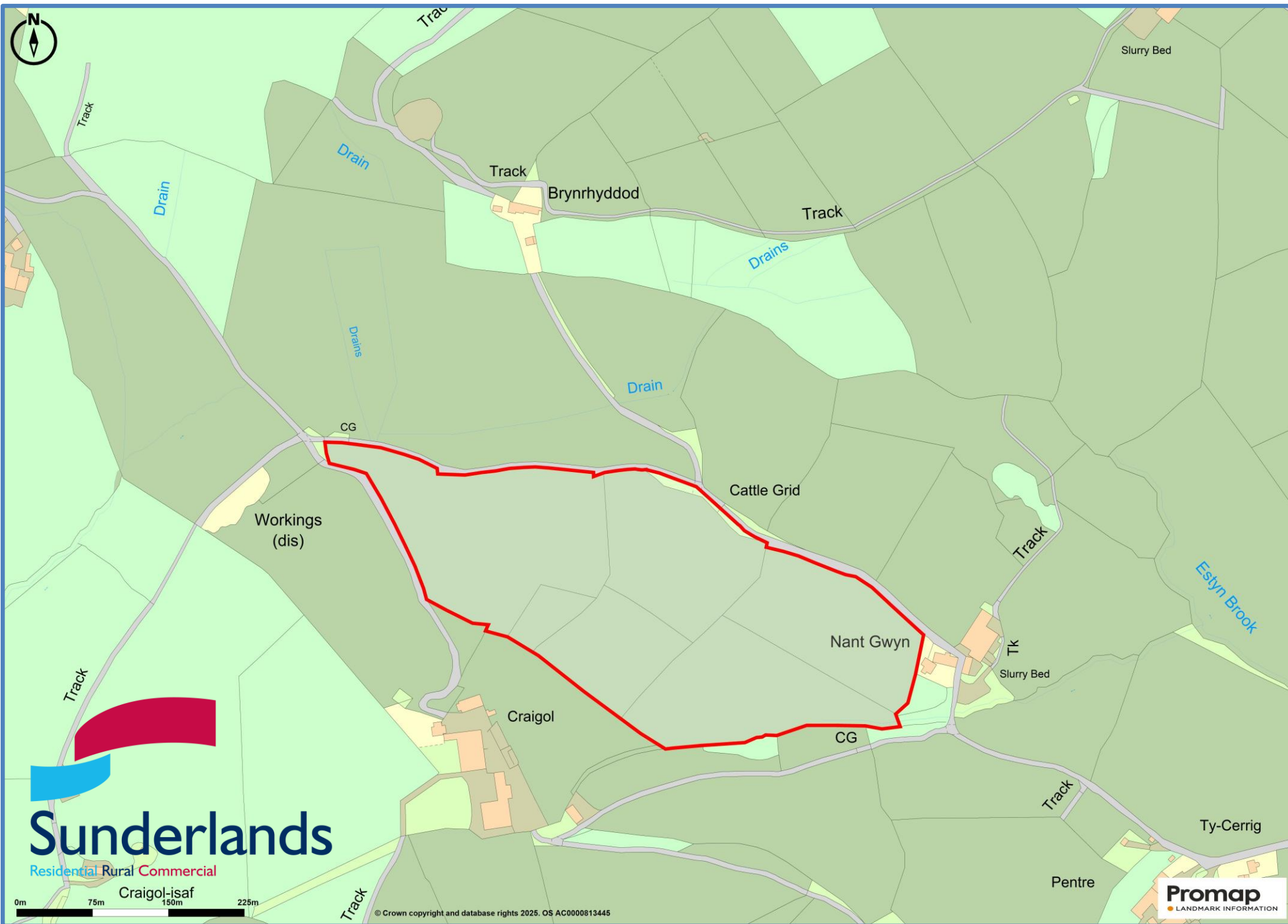
HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

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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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LANDMARK INFORMATION