

Trewlowgoed and Ty George Crossgates, Llandrindod Wells, Powys



TREWLOWGOED & TY GEORGE

Crossgates, Llandrindod Wells, Powys, LD1 5ST

113.91 Acres | Grade II Listed Former Farmhouse |
Excellent Roadside Frontage | Planning Permission
for Slatted Cattle Shed | For Sale by Informal Tender |

Offers In Excess of £900,000

*Crossgates 0.7 miles
Llandrindod Wells 2.5 miles
Rhayader 8.5 miles
Builth Wells 10 miles*

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DESCRIPTION

This sale represents an excellent opportunity to acquire approximately 113.9 acres of Grade 2/3 arable/pastureland and woodland, together with Grade II listed former farmhouse and outbuilding offering significant potential for renovation and development subject to planning approval. The property is found under a mile south of the village of Crossgates and immediately adjacent to the A483, making it a well-connected and easily accessible parcel of ground. The land is either flat or gently undulating and is served by a reliable natural water supply. This land is contained within one ring-fence with the boundaries clear and well-defined. The land offers substantial stocking and cropping capabilities, lending itself to a wide variety of farming practices. The land is split into conveniently sized enclosures for ease of management. Most of the fields are easily accessed by a farm lane passing through the property, this is also the case for the former farmstead and outbuilding.

SITUATION

Nestled in the heart of the Ithon Valley, the land is found under a mile south of the village of Crossgates with the larger regional settlement of Llandrindod Wells only 2.5 miles down the road. Conveniently located immediately adjacent to the A438, this property is not only easily accessible, but also well connected to majority of mid-Wales. What3words reference: ///massaged.flaked.pint

WATER

The land has the benefit of a natural water supply, with the former farmhouse being served by a private spring supply.

SPORTING RIGHTS

The Sporting rights are included within the sale. We understand that there are no fishing rights associated with the property.

FORMER FARMHOUSE & BUILDING

To the South-East of the holding you find a former Grade II listed farmhouse together with steel/timber framed outbuilding with a slate and corrugated roof. The vendor informs us that the former farmhouse is currently unconnected from electricity however there is a mains electricity connection close by. The former farmhouse is served by a private spring water supply. We understand that the farmhouse has been unoccupied for a number of years.

PLANNING APPROVAL

The vendors have secured planning consent for a slatted cattle shed with below ground slurry store and all associated works. This application was approved in 2023.

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 property at their own risk and neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact: Hay Office 01497 822 522.

METHOD OF SALE

The land is being offered for sale as a whole 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 27th November 2025**. Envelopes should be marked "Informal Tender for Trewlowgoed & Ty George" 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.







TENURE

The land will be sold Freehold with Vacant Possession.

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. We understand that a public footpath passes over the land. We are also informed that a neighbouring landowner benefits from a right of access over a small parcel of land south of the former farmhouse. This property benefits from rights of access over a neighbouring property.

MONEY LAUNDERING

On acceptance of an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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.

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

VENDORS SOLICITOR

Mr Peter Wilcox Jones, Dilwyns Solicitors, Temple Street, Llandrindod Wells, Powys, LD1 5DL.

NITRATE VULNERABLE ZONE

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

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.

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