

An aerial photograph of a large, vibrant green field. A two-lane road with white dashed lines runs diagonally from the bottom left towards the middle right. To the left of the road, there's a small cluster of houses and trees. In the background, there are rolling green hills and more trees. The sky is not visible.

LAND AT CWMBACH

Cwmbach, Builth Wells, Powys



LAND AT CWMBACH

Cwmbach, Builth Wells, Powys, LD2 3RW

25.14 Acres | Excellent Roadside Frontage | Mains Water Supply | For Sale by Informal Tender | Edge of Village Location |

Offers In Excess of £220,000

*Builth Wells 2.5 miles
Newbridge-on-Wye 3 mile
Llandrindod Wells 5.5 miles
Rhayader 11 miles*

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

Rory Matthews MRICS BSc (Hons)
Mobile: 07983 465 226
r.matthews@sunderlands.co.uk

DESCRIPTION

This sale represents a terrific opportunity to acquire approximately 25.14 acres of Grade 3 arable and pastureland found nestled between the village of Cwmbach and the A470. The land is gradually undulating with the benefit of a tanked mains water supply to every field. This block of land is contained within one ring-fence with the boundaries clear and well-defined. This land offers substantial stocking and cropping capabilities, lending itself to a wide variety of farming practices and is split into conveniently sized enclosures for ease of management. The land at Cwmbach is easily accessed by a private stone-roadway. There are sheep handling and loading facilities present.

SITUATION

Nestled in the heart of the Powys countryside, the land adjoins the village of Cwmbach with the larger market town of Builth Wells only 2.5 miles to the South. Conveniently located immediately adjacent to the A470, this block of land is not only easily accessible, but also well connected to majority of mid-Wales.

What3words reference: ///wrist.inherits.figure

WATER

The property has the benefit of a tanked mains water supply.

BUILDINGS

There are no buildings on the land.

SPORTING RIGHTS

The Sporting rights are included within the sale.

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 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 the Land at Cwmbach" 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 bridleway and footpath passes over the land.

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.

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 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.

