

# Land at Llanyre Farm

Llanyre, Llandrindod Wells, Powys





Land at Llanyre Farm  
Llanyre  
Llandrindod Wells  
Powys

For Sale in Two Lots or as a Whole by  
Informal Tender

Lot 1 - Offers In Excess of £120,000

Lot 2 - Offers In Excess of £30,000

*Llandrindod Wells 1 miles  
Rhayader 8.2 miles  
Builth Wells 8.4 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

The sale of **Lot 1** represents a terrific opportunity to acquire approximately 11.45 acres (4.63 hectares) of Grade 3b pastureland found just outside and adjoining the village of Llanyre. The land is gradually undulating with the benefit of roadside frontage onto a single-track council-maintained road. The land is comprised within two field parcels with clear and well-defined boundaries. This land offers itself wide open to a vast range of potential uses and opportunities subject to necessary planning consent.

**Lot 2** represents a parcel of land extending to approximately 2.98 acres, comprising areas of mixed woodland, shrub, grazing, and the Cwm-Nant watercourse. This lot, found in a picturesque part of the Radnorshire Countryside and in an area renowned for its tourism, offers itself to a wide range of uses and activities, once again subject to necessary planning consents.

## DIRECTIONS & SITUATION

(From the A4081) Upon entering the village of Llanyre proceed only a short distance until taking a left turn immediately after passing The Bell Country Inn. Proceed for approximately 0.1 miles and the entrance to Lot 1 can be found on the right-hand side. Proceed for approximately 0.4 miles and the entrance to Lot 2 can be found on the left-hand side.

What3wods ref:

Lot 1 - ///lakes.huts.bronze

Lot 2 - ///direct.urban.headings

## SERVICES

The land currently has a natural water supply.

## SPORTING RIGHTS

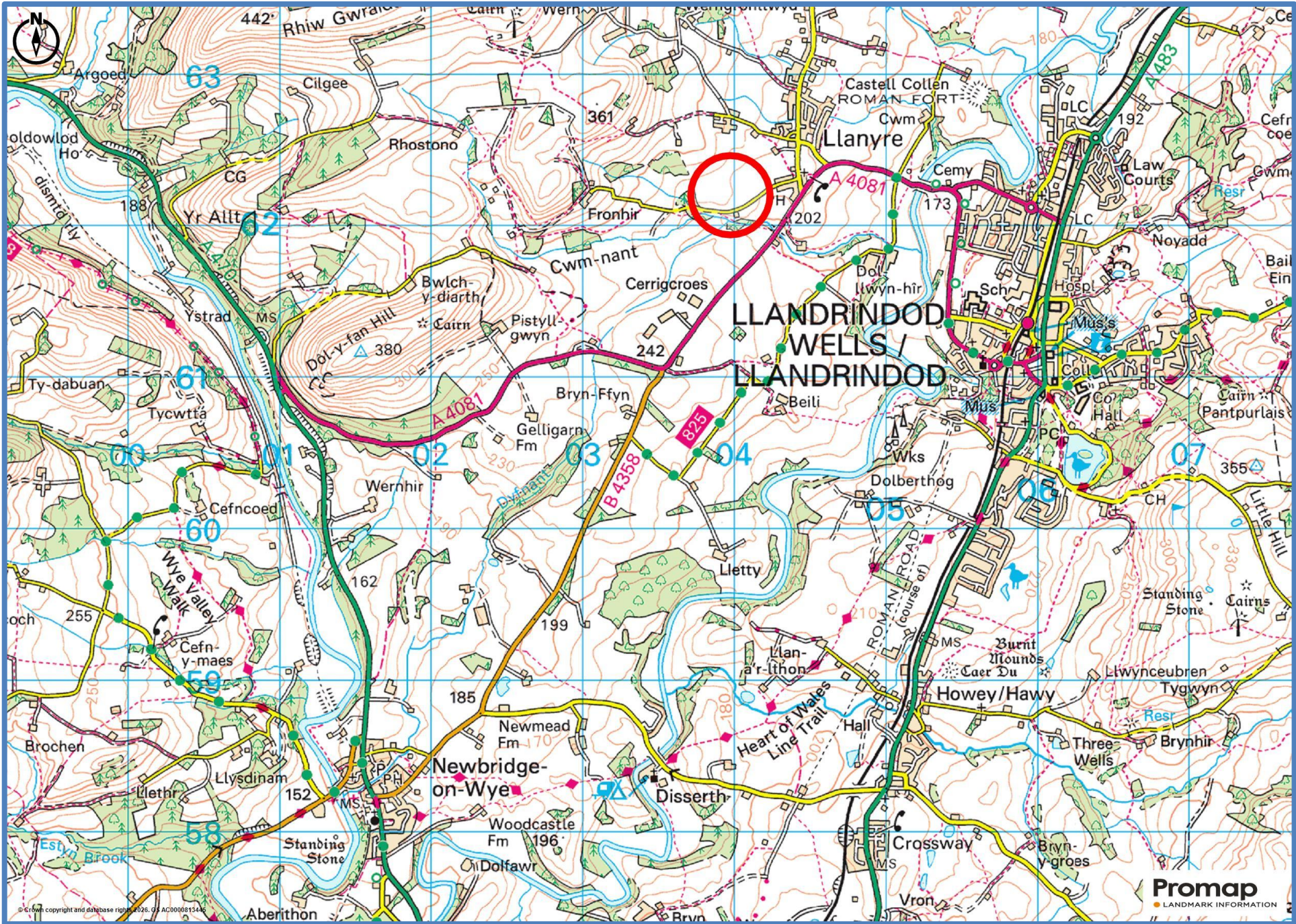
The sporting rights are included within the sale.

## VIEWINGS

Viewing may be arranged after first contacting the agents. Viewers must have a copy of the particulars upon them whilst viewing, must take reasonable care for their own safety and any 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.

## METHOD OF SALE

The land is being offered for sale as a whole or in two separate 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 Wednesday 5<sup>th</sup> August 2026**. Envelopes should be marked "Informal Tender for the Land at Llanyre Farm" 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.





**LOT 1**





**LOT 2**



## **TENURE**

The land will be sold Freehold with Vacant Possession.

## **TIMBER, WOODLAND AND MINERAL RIGHTS**

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## **ANTI 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.

## **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.

## **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.

## **AGENTS NOTE**

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

## **NITRATE VULNERABLE ZONE**

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

## **UPLIFT CLAUSE**

There will be an uplift clause of 35% over a twenty-five-year period on Lot 1 from the date of acquisition. The uplift clause will be triggered by the grant of planning consent for non-agricultural and non-equestrian use.

## **VENDORS SOLICITOR**

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

## **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.

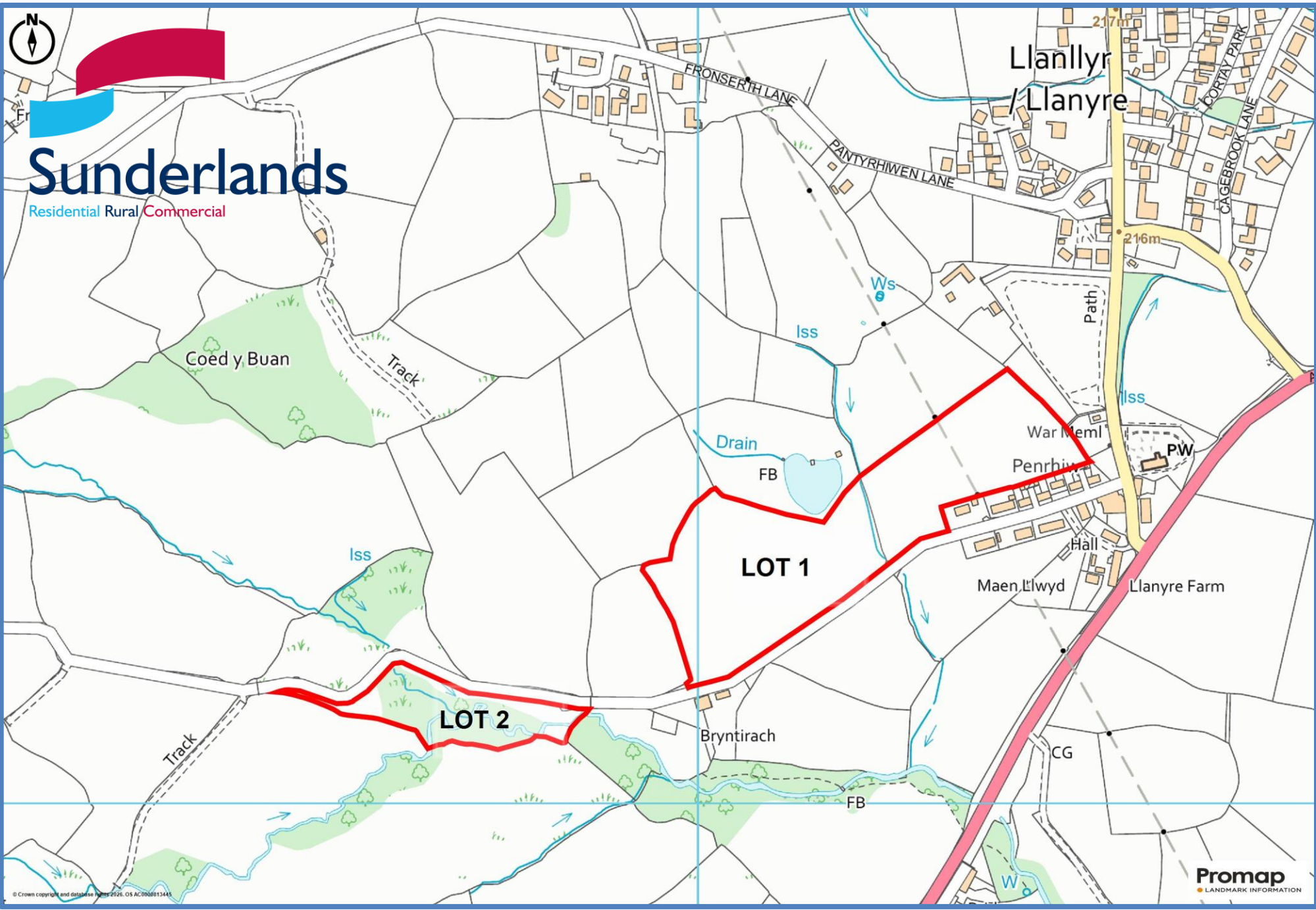
(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out 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.

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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