



Land and Building at Tir William James Llangattock, Crickhowell, Powys, NP8 1PY

A desirable land and barn package with potential set within a picturesque location with views and Rights of Common offering agricultural, equestrian and amenity appeal.

- Excellent location close to the town of Crickhowell •
- Useful four bay steel portal framed building with eight stables which could be used for a range of uses (subject to planning) • Ringfenced compartment of gently rising productive pastureland •
- Private position • Private water supply • Rights of Common •
- Of interest to agricultural, equestrian and amenity purchasers •
- Extending to 10.58 acres (4.28 hectares) •



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Land and Building at Tir William James

Llangattock, Crickhowell, Powys, NP8 1PY

Land and Building at Tir William James offers an excellent four bay steel portal framed building within a ring-fenced compartment of productive pastureland in rural elevated situation close to the town of Crickhowell.

Llangattock - 1 mile

Crickhowell - 1.9 miles

Abergavenny - 7.9 miles

Brecon - 15.6 miles

Location & Situation

Land and Building at Tir William James is located in an elevated picturesque position within the settlement of Llangattock, within the Bannau Brycheiniog (Brecon Beacons) National Park. The property is well positioned, accessed via a third party track a short distance from Hillside Road which connects directly to the A4077 at Crickhowell, close to the A40 providing links to Abergavenny, Brecon, the A479 and Hay-on-Wye.

Description

The property is accessed via a gated entrance from a private lane that connects to the Ffawyddog Road to the south-east. A gated entrance leads down into the land which comprises three extensive rectangular fields of permanent pastureland that gently slope to the south. Contained within the southernmost field enclosure is the building. The building comprises a fully enclosed steel portal framed four bay building (60ftx30ft) with block and Yorkshire boarded elevations under a box profile sheeted roof with earth floor. Internally the building features 8 inbuilt wooden stables with additional tack area and fodder store. The building provides a useful, versatile building that has the potential to be used for a range of possible uses subject to obtaining the necessary planning consent.

The land is all stock proof fenced with a high degree of privacy and beautiful views providing a perfect land holding for anyone with a pony or rare breed stock. The property also benefits from Rights of Common to graze livestock.

Land and Building at Tir William James extends in total to approximately 10.58 acres (4.28 hectares).

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. The property benefits from a right of way over the third-party owned track.

Services

Mains water is connected.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Strictly by appointment with the selling agents.



Directions

From Hillside Road, Llangattock head north on Owens Row in the direction of Dardy. Proceed up the hill for 0.8 miles then turn left. Proceed for 0.1 mile then when you see the red phone box turn right. Continue for 0.1 mile then the gate to the third-party track (Ysgubor Ty Defaid) will be in front of you. Continue straight and after a short distance fork left. Follow the track down for approximately 130 metres and the gate to the land will be on your right hand side.

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