



Land at Llanddew Llanfilo, Brecon, Powys, LD3 0TT



Sunderlands
Residential Rural Commercial



Land at Llanddew Llanfilo
Brecon
Powys
LD3 0TT

Summary of Features

- In all about 48 acres of productive pasture and arable land
- Predominantly Grade II & Grade III Pasture Land
- Road Frontage Access
- For sale by private treaty
- Guide Price £580,000

Guide Price £580,000

Description

This excellent block of land offers a rare opportunity to acquire a superb commercial block of predominantly Grade2 & Grade3 arable and pastureland. The land extends to approximately 48.3 acres or there abouts according to the 1975 Ordnance Survey maps, the new digitalised Land Registry maps denotes the land at 47.97 acres. Vendors must satisfy themselves as to the extent of the boundaries and overall acreages. The land is of gently sloping topography with well defined boundaries. This ringfenced block of productive farmland has excellent stocking capabilities. The land is predominantly free-draining and well suited to modern farming practices. With its flexible layout, the parcels offer potential for a range of agricultural, environmental or recreational uses. The land is currently laid to grass and has been utilised for grazing livestock and fodder harvesting. There are also the stone remains and basic outline footprint of a former holding.

Access

The land is accessed directly from a council maintained road and via an access from a single track council maintained road.

Services

We are informed that the land currently has the benefit of a sound natural water supply, however a mains water supply would also be available. Purchasers must satisfy themselves as to connection costs.

Tenure

The land is sold freehold, with vacant possession upon completion.

Mode of Sale

The land is being offered for sale as a whole by private treaty. Guide price of £580,000

Viewings

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY WITH THE SELLING AGENT UNACCOMPANIED VIEWINGS ARE NOT PERMITTED.

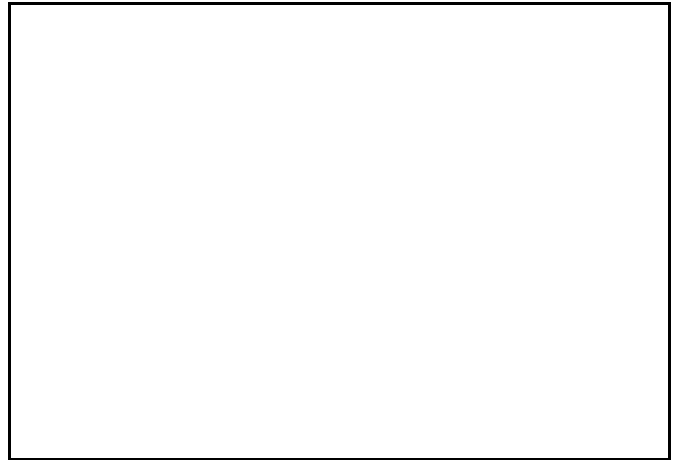
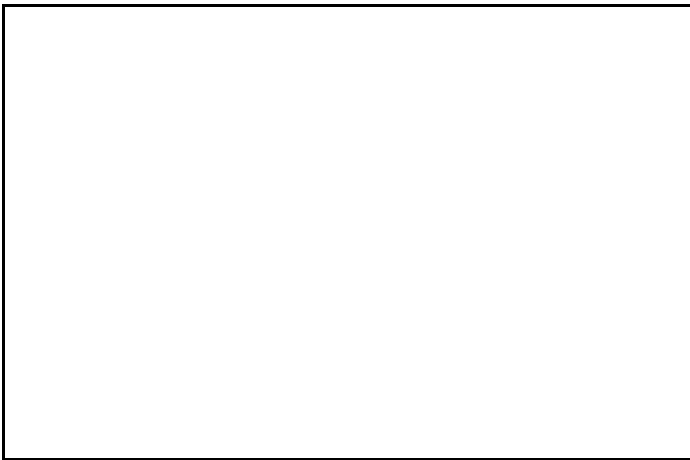
Full brochure details are available by contacting our Hay Office

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Tenure

Freehold



Directions

rightmove
find your happy

Zoopla.co.uk
Smarter property search



Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

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.