

Land to the South of Slwch Farm, Brecon, Powys, LD3 7PT



For Sale | Code 12395

brutonknowles.co.uk

Land to the south of Slwch Farm, Brecon, Powys, LD3 7PT

Guide Price £75,000 Freehold



Approximately 11.4 acres of permanent pasture in a single block east of Brecon.

- Grade 2 agricultural ground
- Permanent Pasture
- Available in One Lot

Introduction

Bruton Knowles are delighted to bring to the market a paddock extending to 11.4 acres east of the Welsh market town of Brecon, Powys.

Location

The land is located approximately 1.1 km to the east of the Welsh town of Brecon. It is positioned some 500 metres north of the Brynich Roundabout, where the A40 meets the A470 offering a central location to Abergavenny (18 miles), Hereford (33 miles) and Cardiff (39 miles) The land is positioned in the north of the Bannau Brycheiniog National Park providing stunning mountainous views.

Description

The land is an isolated block of permanent pasture, gently sloping northward. It is surrounded by agriculture to the north, east and west and Dering Lines Infantry School to the south. It is in good heart with boundaries defined by mature hedgerows and stock-fencing. It is classified as mainly Grade 2 agricultural land with freely draining loamy soils.



The land has been historically grazed by a nearby farmer. It is attractive to a lifestyle buyer who might seek to rewild the land. It would also appeal to continued livestock or equestrian grazing subject to gaining the necessary access consents.

Access

The land is landlocked, currently with no vehicular right of access. The land is accessible via a public footpath from the fields and A470 to the east and Brynawelon cul-de-sac to the west. This is represented on the plan overleaf.

Services

We don't believe there to be water available on site. Bruton Knowles have not investigated the availability of these services and buyers are to do their own due diligence in this regard.

Environmental Schemes

The land is not entered into Welsh BPS or other environmental schemes.

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Wayleaves, Easements and Rights of Way

The property is crossed by a footpath along the southern and western boundary. These are shown on the plan overleaf.

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

Overage

The land is being sold without any uplift or overage conditions.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Local Authority

Brecon Beacons National Park.

Tenure

Freehold – The land is subject to a grazing licence ending 31st December 2026 after which vacant possession will be available.

Terms and Guide Price

The property is offered for sale as a whole.

Guide Price: £75,000

Viewing

The land may be viewed at any time. Viewings are

undertaken at your own risk and neither the Vendors nor the Agents will take any responsibility for injury caused. Please wear suitable clothing and footwear. We would suggest parking at the westbound lay-by on the A470 prior to the Brynich Roundabout before crossing the road to the footpath 50 metres south. Follow the public footpath westwards for approximately 700 metres before reaching the subject field.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and Ordnance Survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **March 2026**

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/// what3words A470 Lay-by - ///twists.flick.adjusted Field - ///tangling.fiery.talent



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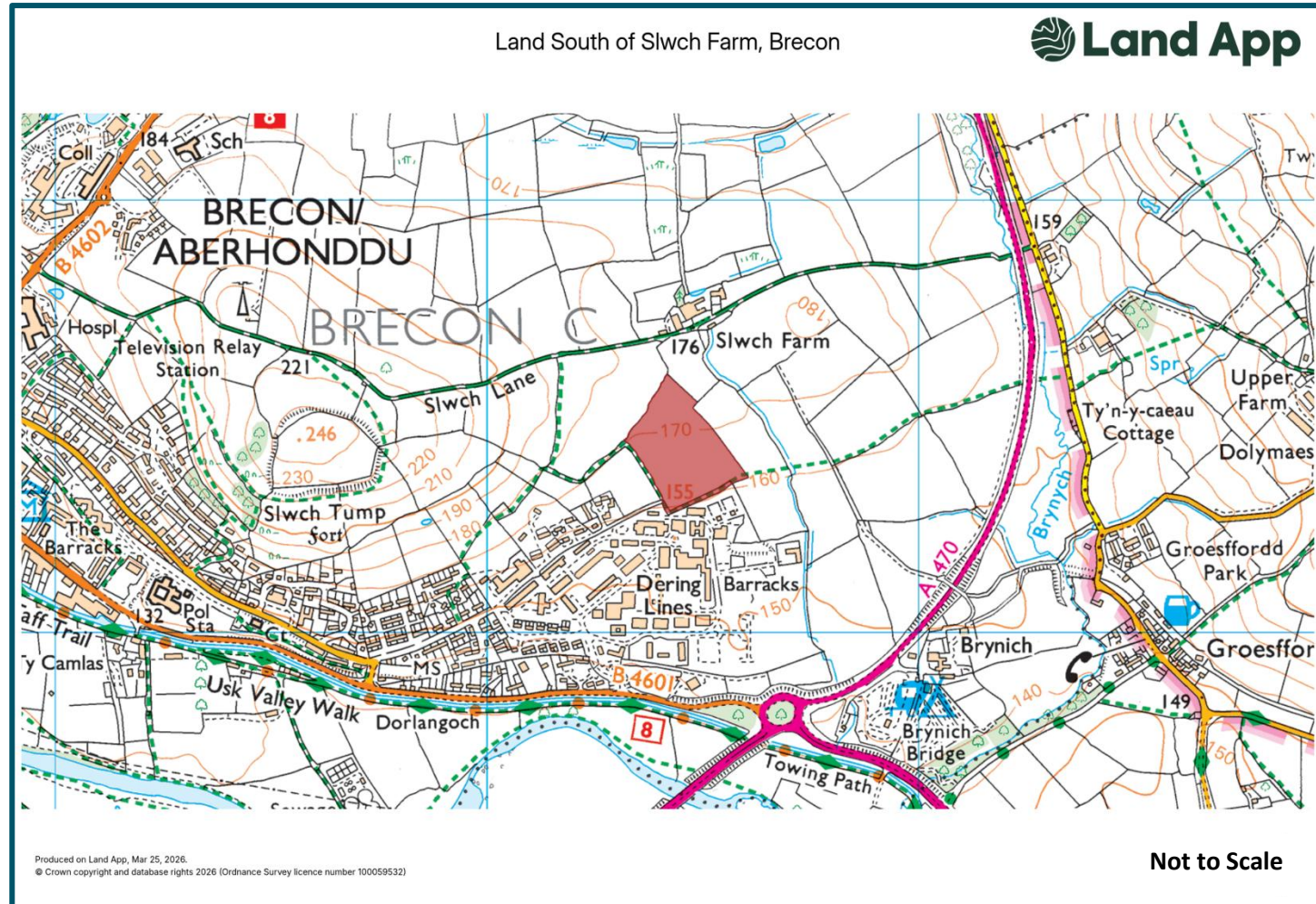
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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