

STRATEGIC LAND OPPORTUNITY

Land north of Brecon, Powys, LD3 9BS

Site area Approx. 26.38 acres (10.67 ha)



Plan is for indicative purposes only.



FOR SALE/OPTION/PROMOTION

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LOCATION

The site is located on the northern edge of Brecon. Brecon lies to the north of the Brecon Beacons and around 40 miles north of Cardiff.

Brecon provides a good level of amenities, including local primary and secondary schools, a leisure centre, tea rooms, golf course, guest houses, Cathedral, restaurants, Visitor Centres and shops.

The area is well connected, with the site located within 50 metres of the bus route that links into the town centre. The site is around a 30-minute drive away from the nearest train station situated in Llangammarch Wells.

DESCRIPTION

The site extends to approximately 26.38 acres of agricultural land, which is accessed via the B4520. The site is predominantly level, with the B4250 adjacent to the western boundary of the fields.

The site comprises of two fields. The land immediately abuts the exiting residential development to the south and a play area owned by the council, to the south west of the site.

PLANNING

The subject site is located within the planning jurisdiction of Powys County Council. Planning Policy for the site is currently set out in the adopted Powys Local Development Plan (LDP) 2011-2026 (adopted April 2018). Powys is now preparing a Replacement LDP 2022-2037. The Preferred Strategy consultation closed in January 2024 and the Deposit Plan is expected later in 2026. Early evidence indicates a need to identify additional housing land, particularly close to sustainable settlements such as Brecon.

The adopted Powys Local Development Plan (LDP) 2011-2026 (adopted April 2018) identifies Brecon as a "Large Service Centre", meaning the town is expected to accommodate a proportionate share of the county's housing and employment growth. The Powys replacement LDP currently acknowledges a shortfall in deliverable housing sites.

The site benefits from its immediate proximity with Brecon's built up area. Brecon offers established public transport networks, education facilities, healthcare and retail facilities.

The site is located within the Brecon National Park region, however, is not allocated as greenspace, common land or greenbelt. The site is not located within any flood zones and has no public rights of way on or near the land.

LEGAL INFORMATION

The purchaser is to provide an undertaking of £10,000 + VAT towards the vendor's legal fees upon exchange. The purchaser is to pay the vendors agent fees of 2% +VAT of the sales price.

The site is registered under the Freehold Title CYM401255.

VAT

The land is currently unelected for VAT.

VIEWING

Viewing of the site is by appointment only with Bruton Knowles.

METHOD OF SALE & TERMS

The site is available for freehold sale, with overage, an Option agreement or Promotion agreement.

Parties are invited to submit terms on the following basis:

1. Freehold sale
 - Freehold offer sum
 - Overage period
 - Fixed price overage / per gross acre
2. Option / Promotion terms
 - Percentage - discount/share of proceeds
 - Term of agreement/Longstop
 - Any deductible costs and caps
 - Minimum price per gross acre
 - Premium to landowners
 - Confirmation of payment of landowner's professional fees

Offers should be received by Bruton Knowles via email to scott.winnard@brutonknowles.co.uk

SUBJECT TO CONTRACT – AUGUST 2026

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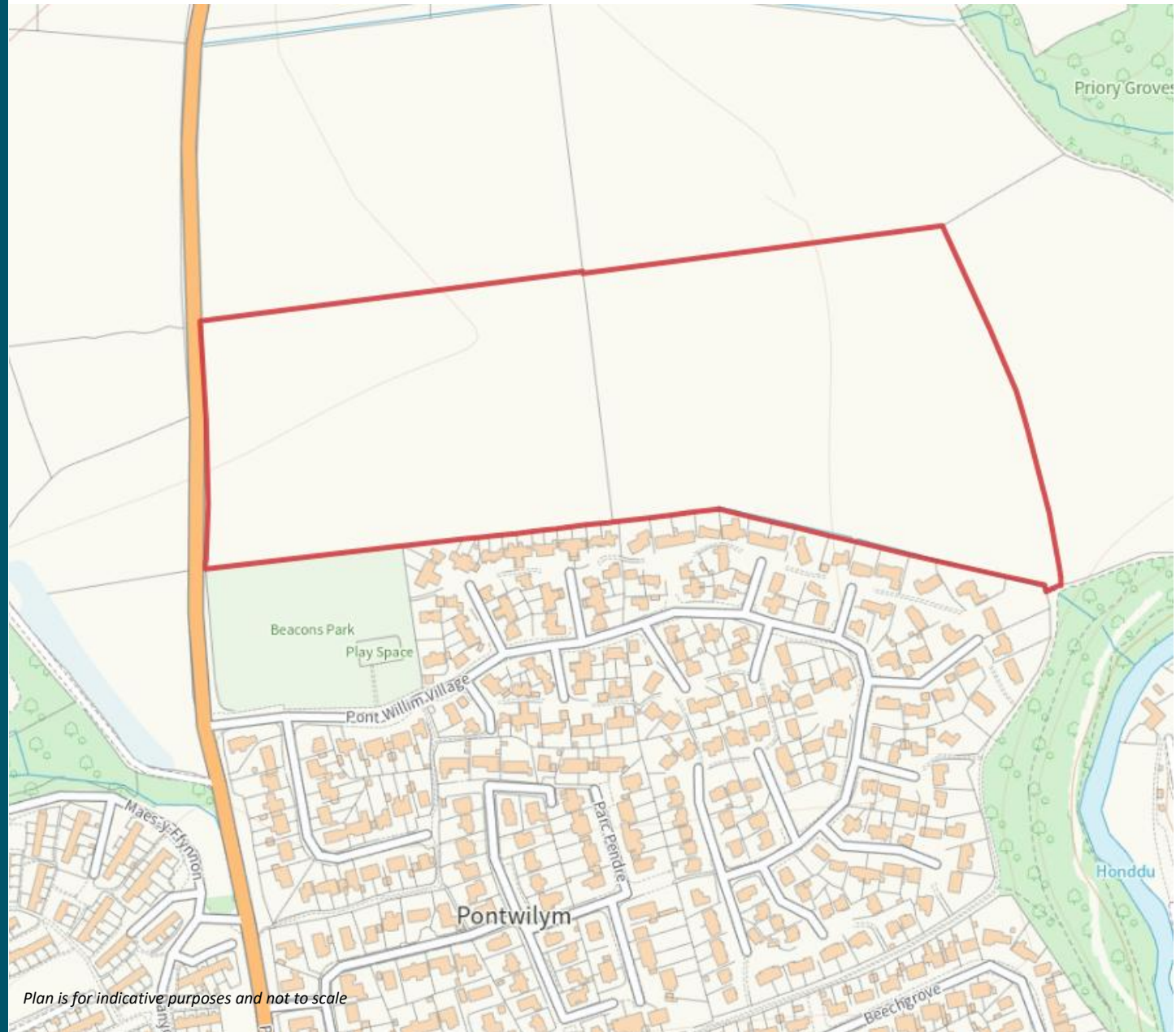
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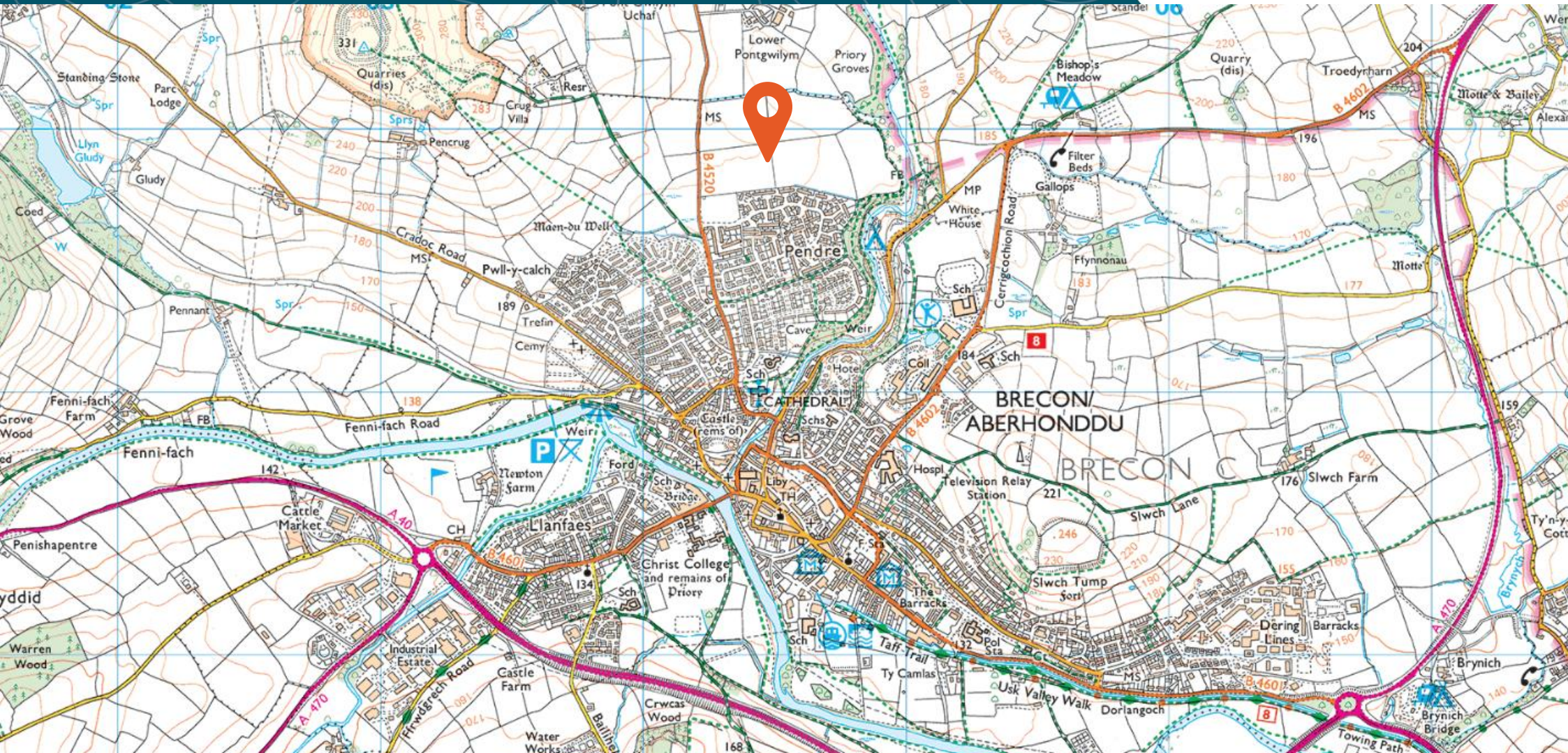
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been 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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