

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 Bannau Brycheiniog (Brecon Beacons) National Park and within the planning jurisdiction of Bannau Brycheiniog National Park Authority (BBNPA). The operative development plan is the BBNPA Local Development Plan 2007–2022 (adopted 2013, with focussed changes 2014 & 2017), which designates Brecon as a Key Settlement and therefore a logical focus for new housing and employment.

the Authority has issued a Draft Delivery Agreement for the next full LDP covering 2025–2045. Consulted on between 1 May and 26 June 2025, it sets a binding timetable once approved by the Welsh Government: evidence gathering and the Call for Candidate Sites from September 2025, Preferred Strategy consultation in early 2027, Deposit Plan consultation in winter 2027/28, examination during 2028–29 and anticipated adoption in September 2029. - [Link](#)

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

FOR SALE/OPTION/PROMOTION

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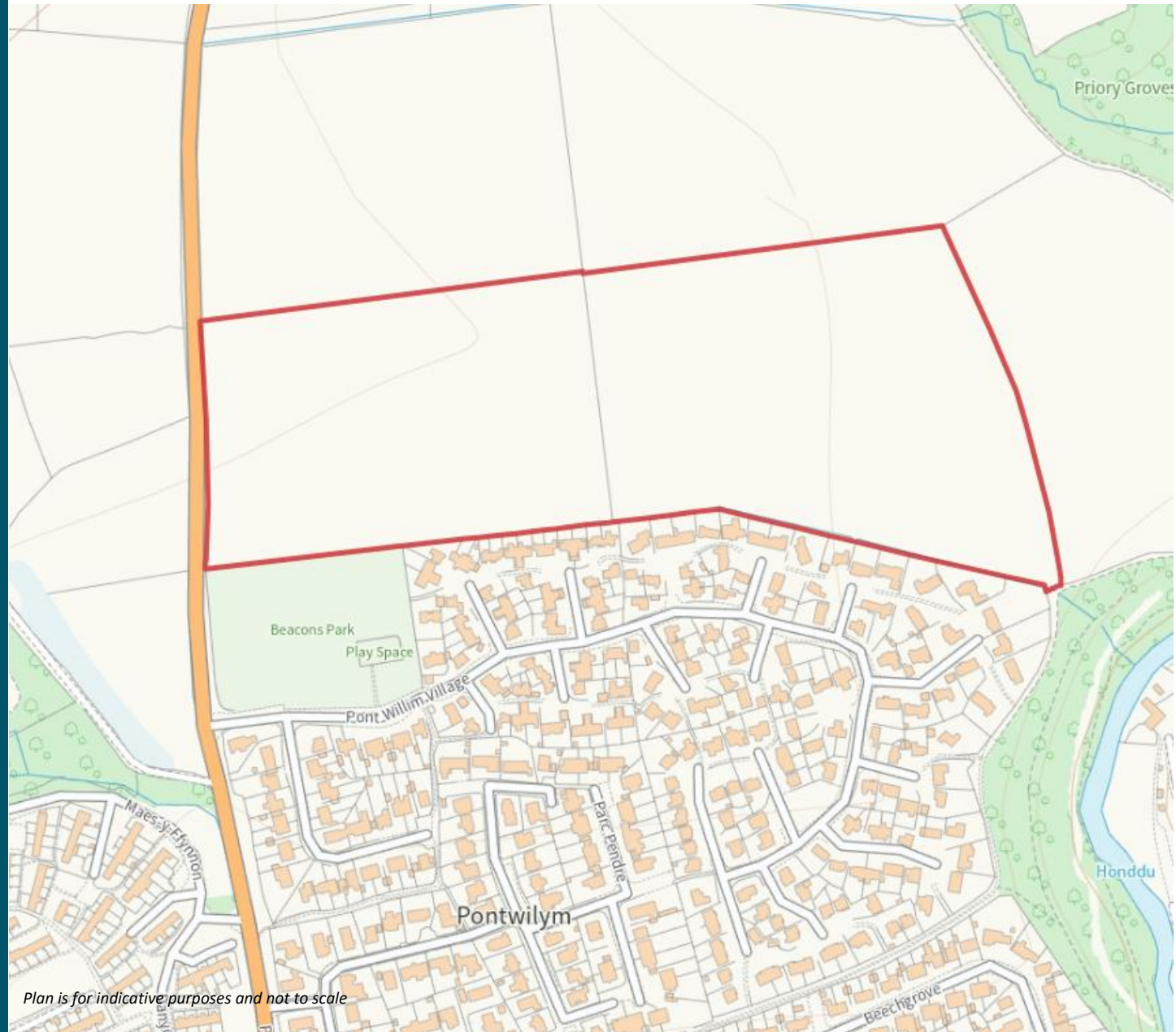
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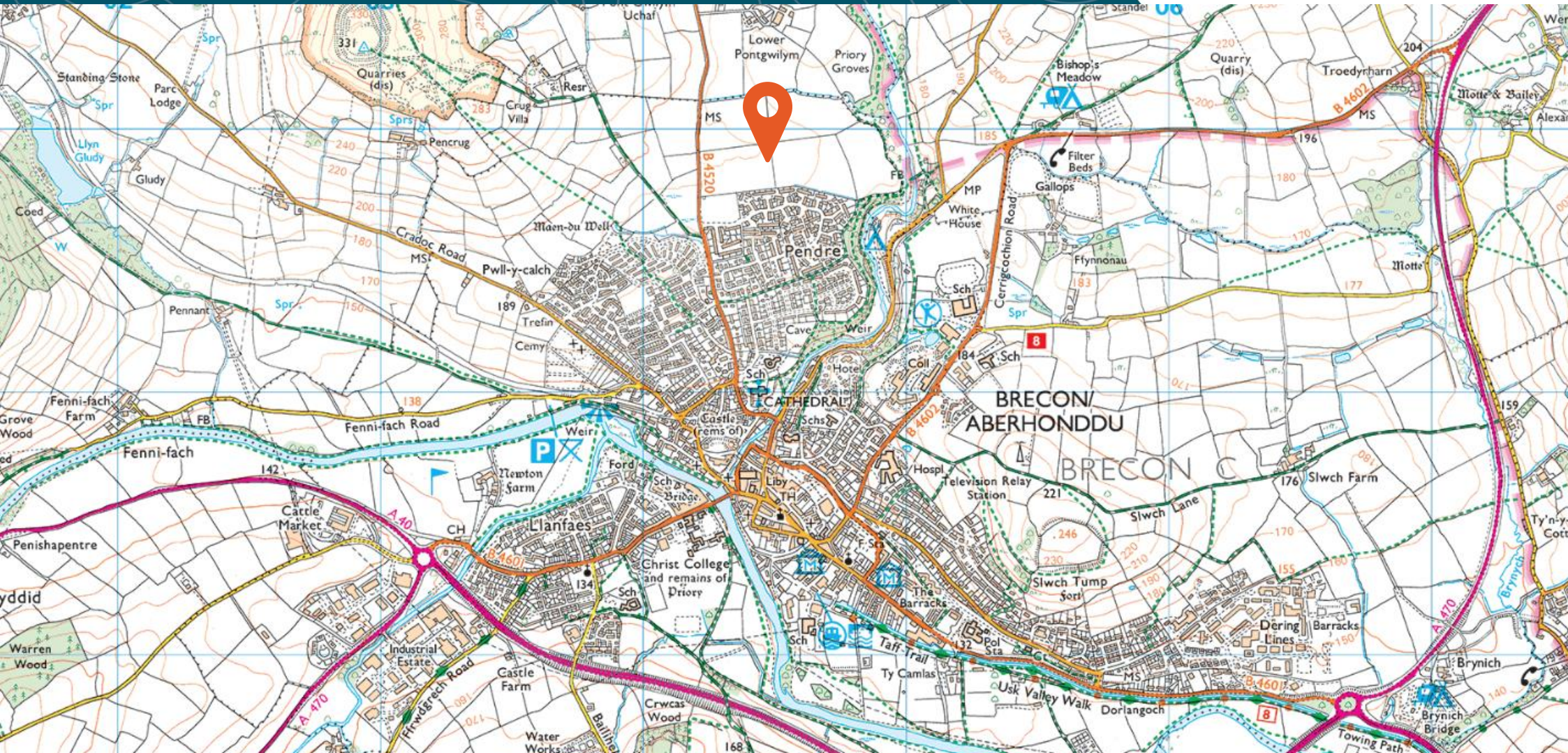
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been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