

**LAND AT EVENJOB**  
**NR WALTON, POWYS**

**Brightwells**  
Est. 1846

Highly attractive parcels of pasture and arable land within the county of Powys

**117.07 ACRES**

**LAND AT EVENJOB  
WALTON, POWYS**

For Sale as a whole or in six lots  
by private treaty



**Lot 2**

**LOT 1—13.66 acres**

This lot comprises two arable fields with good roadside access bordered with wire and hedgerow.

W3W: [///canal.logboo](#)

**LOT 2—8.54 acres**

Lot 2 comprises a single arable parcel with access directly onto the B4357. This lot has no mains water, a natural supply is available.

W3W: [///enabling.widely.freely k.shop](#)



**Lot 3**

**LOT 3—58.98 acres**

This comprises arable and pasture fields within a block with all fields having roadside access. A tanked water supply and stock proof fenced. There is a right of way for access to a third party across the Northern field and the Offas Dyke national path.

W3W: [///fortunes.aunts.tonight](#)

**LOT 4— 5.90 acres**

A single arable enclosure with roadside frontage currently in arable. The land has a tanked water supply.

W3W: [///response.picked.recitals](#)

**Lot 5—24.75 acres**

Lot 5 is made up of two parcels, 11.42 acres and 13.33 acres, both in arable production. There is no water supply connected to this land. A green lane runs down the middle of the two fields. The boundary is wire and hedges.

W3W: [///dreaming.wardrobe.digests](#)

**Lot 6—5.24 acres**

Lot 6 is a single field that is accessed via a right of way over lot 3 (shown in yellow on site plan) and third party land. This is a level field with a tanked water supply.

W3W: [///daisy.Savers.notifying](#)

## GENERAL REMARKS AND STIPULATIONS

### POSSESSION

The property is sold Freehold. There is a currently a farm business tenancy on the land on a year to year basis. At the time of writing we hope to be able to offer the land with vacant possession after the forthcoming harvest. Otherwise, the earliest time vacant possession can be gained is 1st March 2026. Any offers will be considered on a conditional basis.

### INGOING VALUATION

The property is sold free of any ingoing valuations whatsoever and allowance will be made to the purchaser in respect of the dilapidations.

### RESTRICTIONS, WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all restrictions, wayleaves and rights of way whether public or private or disclosed or not.

### OUTGOINGS

We are not aware of any outgoings on the property.

### SERVICES

Mains and is connected in most lots, otherwise a natural supply is available, expect lot 5.

### LOCAL AUTHORITY

Powys County Council - Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG

### VIEWING

Viewing of the land can be at any reasonable time - please take a copy of the sales particulars with you.

### METHOD OF SALE

The property is offered for sale by private treaty. All enquiries to Jeremy Jehan or Rebecca Hobby. [Jeremy.jehan@brightwells.com](mailto:Jeremy.jehan@brightwells.com) | 01432 261325



### SITUATION

From Kington take the A44 towards Walton. Within the village of Walton turn right onto the B4357 signposted for Evenjobb. The village of Evenjobb is 1.8 miles on this road. The land is found around the village.



Lot 3



Lot 4



Lot 5



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Brightwells, Stoney Street, Madley, Hereford, HR2 9NH 01432 261 325

**Solicitors:** Morgan LaRoche - PO Box 176 Bay House, Phoenix Way, Swansea, SA7 9YT. FAO David Palmer

**Guide Price:** Lot 1 £200,000 | Lot 2 £120,000 | Lot 3 £620,000 | Lot 4 £70,000 | Lot 5 £250,000 | Lot 6 £70,000

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.