

Upon the kind instructions of Mrs Pett, Sunderlands and Thompsons LLP will offer

FOR SALE BY PUBLIC AUCTION

(unless previously sold)

Llanelieu Barn and 3.01 acres of Land Situated in the Pretty hamlet
of Llanelieu, Nr Talgarth, Powys. LD3 0EB
at the foothills of the Black Mountains

To be sold in one Lot.

On Thursday 9th July 2015 at 6pm at The Swan Hotel, Church Street, Hay-on-Wye



Traditional timber frame pole barn with 3.01 acres of pasture and woodland
situated in the idyllic hamlet of Llanelieu with roadside and river frontage

GUIDE PRICE £40,000 – £50,000

Selling Agents: Sunderlands and Thompsons LLP, 3 Pavement House, Hay on Wye, Herefordshire
HR3 5BU Tel: 01497 822522 Fax: 01497 822 533

DESCRIPTION

Llanelieu Barn represents a traditional timber frame pole barn situated in the idyllic hamlet of Llanelieu, near Talgarth. The barn is situated within 3.01 acres of pretty pasture and woodland and has the benefit of adjoining the river Cwm Rhyd-Ellywe. The property is easily accessible and has excellent roadside frontage. This property offers real potential for a range of exciting uses such as recreational, conservation or simply as amenity. The property also represents an exciting development opportunity subject to the relevant planning consents. The property is located approximately 2 miles from the village of Talgarth and is situated within a short distance of the Black Mountains.

LOCATION

Talgarth is a popular market town situated in the foothills of the Black Mountains, the town is well serviced with local convenience stores and has a primary school with a secondary school located at Gwernyfed just 3 miles away, as well as a doctors surgery. The larger market town of Brecon is approximately 7 miles where there is a good choice of supermarkets and leisure facilities and Hay-on-Wye approx 8 miles where there is an abundance of second hand bookshops, boutiques, supermarket, library, post office, doctors surgery and the annual Literary Festival.

PLANNING PERMISSION

Llanelieu Barn is currently used for agricultural storage. No enquiries have been made to the local planning authority by the current owner, however potential purchasers are welcome to contact the Brecon Beacons National Parks to ascertain any likely uses which may be granted planning permission.

BUILDINGS

Llanelieu Barn is a timber framed pole barn with zinc sides and its dimensions are as follows:

9.99m x 6.89m and the height to peak of the building of **6.18m**. This area of the building has enough height for two storeys.

4.2m x 3.43m represents the single storey section of the building.

The building has double doors to the roadside aspect of the property with several clear perspex sections allowing light into the building.

An interesting feature of the barn is the cobbled flooring that still exists in some areas of the property.

LAND

The land extends to 3.01 acres and is split into three conveniently sized enclosures. There are several pretty water features to the property to include a small pond and access to the adjacent river. The land appears to be well fenced and two of the grass land enclosures are currently used for livestock grazing purposes. The land is gently undulating and easily capable of producing a fodder crop.

SPORTING RIGHTS & BASIC PAYMENT SCHEME

Any Sporting, timber or mineral rights attributable to the land are assumed to be in hand and therefore included in the sale.

OVERAGE PROVISION

The property is sold subject to an overage provision should planning permission be granted for residential use. Further details are provided in the auction contract.

GUIDE PRICE: £40,000 - £50,000

TENURE

Freehold with vacant possession.

DIRECTIONS

From the centre of Talgarth, adjacent to the Co-Operative minimarket go straight over the road, up the hill, past The Tower Hotel in the direction of the church, taking the right hand fork and follow the road to Llanelieu. Travel along this road for approximately 2 miles where the barn can be found on the right hand side as you approach Llanelieu.

METHOD OF SALE

The land will be offered for sale by public auction on Thursday 9TH July 2015 at 6pm at The Swan Hotel, Church Street, Hay-on-Wye, Hereford. HR3 5DQ.

COMPLETION

28 days from the date of auction.

VENDORS' SOLICITORS

Mr S Hiscocks, Woodland Davies Solicitors,
31 – 32 The High Street, Brecon, Powys. LD2 7AN
Tel: 01874 624422

VIEWING

Viewing may be up to any reasonable time after first contacting the selling agents, viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land and ensure that all gates are closed behind them. All viewers inspect the land at their own risk and neither

the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused. Contact: Matthew Nicholls 01497 822522. Out of Hours: 07811 521 267

CONDITIONS OF SALE

The property will be sold subject to the special conditions of sale as included in the Contract of Sale which have been prepared by the vendors solicitors. The Contract of Sale and any Special conditions will be available for inspection at least 7 days prior to the auction date. Purchasers will be deemed to bid on these conditions of sale whether or not they have inspected the contract.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence
2. Residential ID for example current Utility Bill

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES, ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands & Thompsons LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in the relation to, or in connection with the property.

(c) Any error, omission or misstatement in nay of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

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

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ.





