



Agric Land nr Rhayader, (3.85 ha / 9.51 acres) 9.51 acres (3.85 ha), nr Rhayader, Powys, LD6 5LD

RARE OPPORTUNITY to acquire 3.85 hectares (9.51 acres) of attractive riverside PASTURELAND with FISHING RIGHTS that adjoin the River Wye as it meanders through the glorious mid Wales countryside on the northern outskirts of the popular tourist and market town of Rhayader, the first town on the River Wye.

The land is in excellent heart and is suitable for grazing by all classes of livestock and has direct vehicular access off the A470. The highly desirable parcel of land comes with SINGLE BANK FISHING RIGHTS (full details awaited).

GUIDE: £8,500+ per acre
FREEHOLD

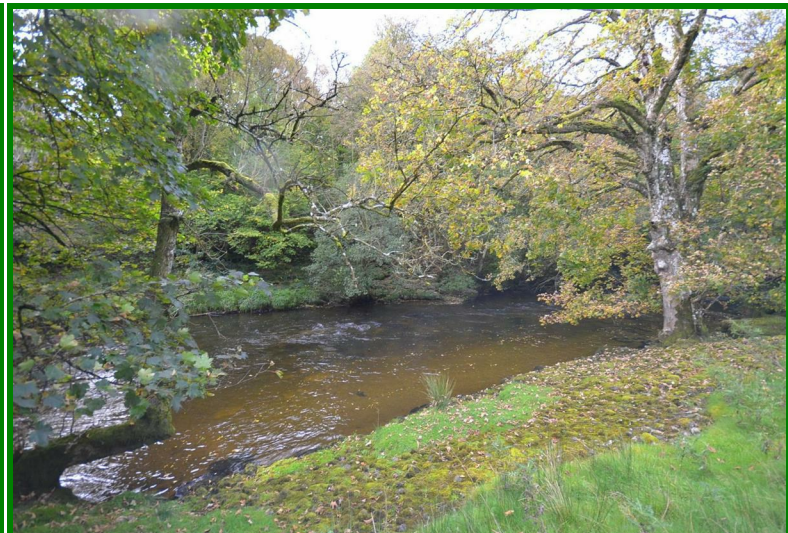
Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



Level pasture



northern end



Situation

Located on the northern outskirts of Rhayader in an intensely rural and noted livestock farming area.

Land

The land is generally clean and level with some steeper sides rising to the A44 on the north eastern boundary.

The River Wye provides the western boundary, which a post and rail fence and hedges/trees provide the other boundaries.

Access

Vehicular and pedestrian access to the land is directly from the A44 Rhayader - Llangurig road.

River Wye Designation

The River Wye is protected as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI) along its entire length. It is wide and shallow, flowing over rocks with many small rapids, plunge pools and large boulders in the river bed. It supports otter and

white-clawed crayfish. The salmon fishing on the Wye is world-renowned, and strictly controlled.

Further information regarding the fishing rights included in this sale will be available from the selling agents, Clare Evans & Co.

Ingoing

The Land is sold free from ingoings.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Basic Payment Scheme (BPS) Entitlements

We are advised that the land is registered with Rural Payments Wales. No BPS entitlements will pass with the sale of the land.

Authorities

Local Authority: Powys County

Council Tel 01597 826000

Welsh Government: Rural Payments Wales, 0300 062 5004

Easements, Wayleaves and Rights of Way

The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

PLEASE NOTE that a right of way for all purposes will extend from the access gateway to an adjacent parcel of land (SN9669 XXXX) on the southern boundary.

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.



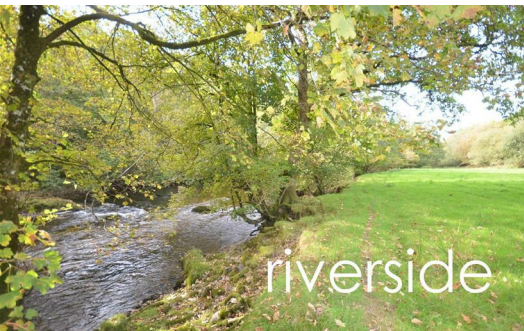
Access off A470



naturally watered



Free flowing



riverside



meadow



pastureland



access from land

Tenure

Freehold with vacant possession on completion.

Services

Natural water supply.

Method of Sale

The land is to be sold by private treaty and all interested parties are advised to contact Clare Evans & Co on 01597 810457 or via sales@clareevansandco.co.uk.

Viewings

The Agent is to be advised of all intended viewings in advance.

When viewing, prospective Purchasers are asked to respect the land and take care when parking.

Please be respectful of any livestock and make certain to shut all gates securely.

Directions

Please contact the Agents for specific directions to the land.

Important Notice

Clare Evans & Co, for themselves and

for the Vendor of this property give notice that:

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.

2. Clare Evans & Co has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.

3. Neither Clare Evans & Co nor any of their employees has the authority to make or give any representation or warranty whatsoever in relation to the property

4. The images show only certain parts and aspects of the property at the

time they were taken/created. Any areas, measurements or distances given are approximate.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

The west Wales coast and university



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Agent's Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Health and Safety Notice

Prospective Purchasers should take all

necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

PMA Reference

DRAFT 0216925123

Floorplan



Important Notice

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. Any floor plan provided is for representation purposes only, as defined by the RICS Code of measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.