Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Land at Wern, Nantmel, Rhayader, Powys, LD6 5PE

A secluded parcel of woodland located approximately 2 miles east of the market town of Rhayader. The land is accesssed along a right of way off the Council maintained single track road, locally known as 'Llwyn Lane'.

This parcel of woodland extends to approximately X acres and comprises mixed broadleaf trees in the main with both mature stems and younger regeneration.

Rarely available, the woodland would suit someone looking for space for amenity, recreational, conservation or small-scale woodland management activities.

It is located on the edge of the stunning Cambrian Mountains, a short drive from the renowned scenery of the Elan Valley reservoirs and mountains.

£30,000 Guide price Freehold

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



ACCESS
Access is gained over a right of way from the nearby council-maintained lane. Purchasers are to satisfy themselves as to the exact extent and maintenance responsibility of the access route.

SITUATION
The woodland is located approximately 2 miles east of Rhayader, within the county of Powys. The surrounding area is characterised by livestock farmland and mixed woodland, offering a tranquil rural setting.

Please note that there is a small ford across a stream that you need to pass as you approach the land.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS
The property is sold subject to and with the benefit of any existing wayleaves, easement and rights of way, drainage, water and other rights, easements, and wayleaves whether by written agreement or otherwise

SPORTING, TIMBER & MINERAL RIGHTS
All timber and mineral rights owned by the vendor are included in the sale (where applicable).

DESIGNATIONS
It is understood that the woodland is not subject to any statutory designations such as SSSI. Interested parties should satisfy themselves in this regard.

VIEWING
With prior agreement of the agent, Care Evans and Co, viewing can be arranged at any reasonable time accompanied by a copy of these particulars. Inspection of the land is to be carried out on foot and not by motor vehicle.

TENURE
The land is sold freehold with vacant possession on completion.

METHOD OF SALE
The land is being offered for sale by Private Treaty, with offers to be submitted by email to our Rhayader Office.

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

BROADBAND AND MOBILE SIGNAL CHECKER
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 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.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

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.

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 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. All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

DMCC Reference

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