

Land Adjacent to the A470, Newbridge On Wye,
Builth Wells, Powys, LD2 3RU

Guide Price £20,000

Approximately 0.25 acres of amenity land in an accessible location situated adjacent to the A470, near Newbridge-on-Wye.



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The property comprises the following accommodation (measurements are provided for identification only):

Introduction - Approximately 0.25 acres of amenity land situated approximately 1.5 miles from the village of Newbridge on Wye and approximately 4 miles from the market town of Builth Wells.

Location - The parcel of land is situated adjacent to the A470 trunk road from Newbridge on Wye to Builth Wells.

The parcel of land is adjoined by similar type amenity land and a working saw mill.

Amenities within the market town of Builth Wells comprise of education facilities, doctors, shops, leisure centre and other such amenities one would expect for a market town the size of Builth Wells.

Access - Access to the site is off the A470 trunk road onto a side road, with direct access being the second right hand turn onto the site.

Guide Price - £20,000 plus.

Occupation - Vacant possession upon completion.

Services - No services are present at the site. We have been informed that mains water and electricity are close by, providing an opportunity for connection, subject to all necessary permissions.

Boundaries - Boundaries are defined by the plan within.

Topography - The land lies approximately 200 meters above sea level.

GENERAL REMARKS AND STIPULATIONS

Wayleaves, Easement and Rights - The property is sold subject to and with the benefit of all wayleaves, easements, rights of way both public, private, declared and undeclared.

Sales Particulars and Plans - The property is sold with all faults and defects and neither the Vendor nor the Agents are responsible for any such faults or defects or any statements mentioned in the particulars. The purchaser shall be deemed to acknowledge that they have not entered into the contracts in reliance of any of the said statements, that they are satisfied as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the Agents in relation to or in connection with the property.

Tenure: - We are informed that the property is of freehold tenure with vacant possession upon completion.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

DIRECTIONS: Leaving Newbridge on Wye, heading south towards Builth Wells on the A470 for approximately 1.5 miles, turn left at the Saw Mill sign and the site is identified by our For Sale board.

Leaving Builth Wells, heading north towards Newbridge on Wye on the A470, follow this road for approximately 4 and take the right hand turn at the Saw Mill sign and the site is identified by our For Sale board.

VIEWING: By appointment through selling agents – McCartneys LLP: 01874 610990

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Thursday, 17 October 2019

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP

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