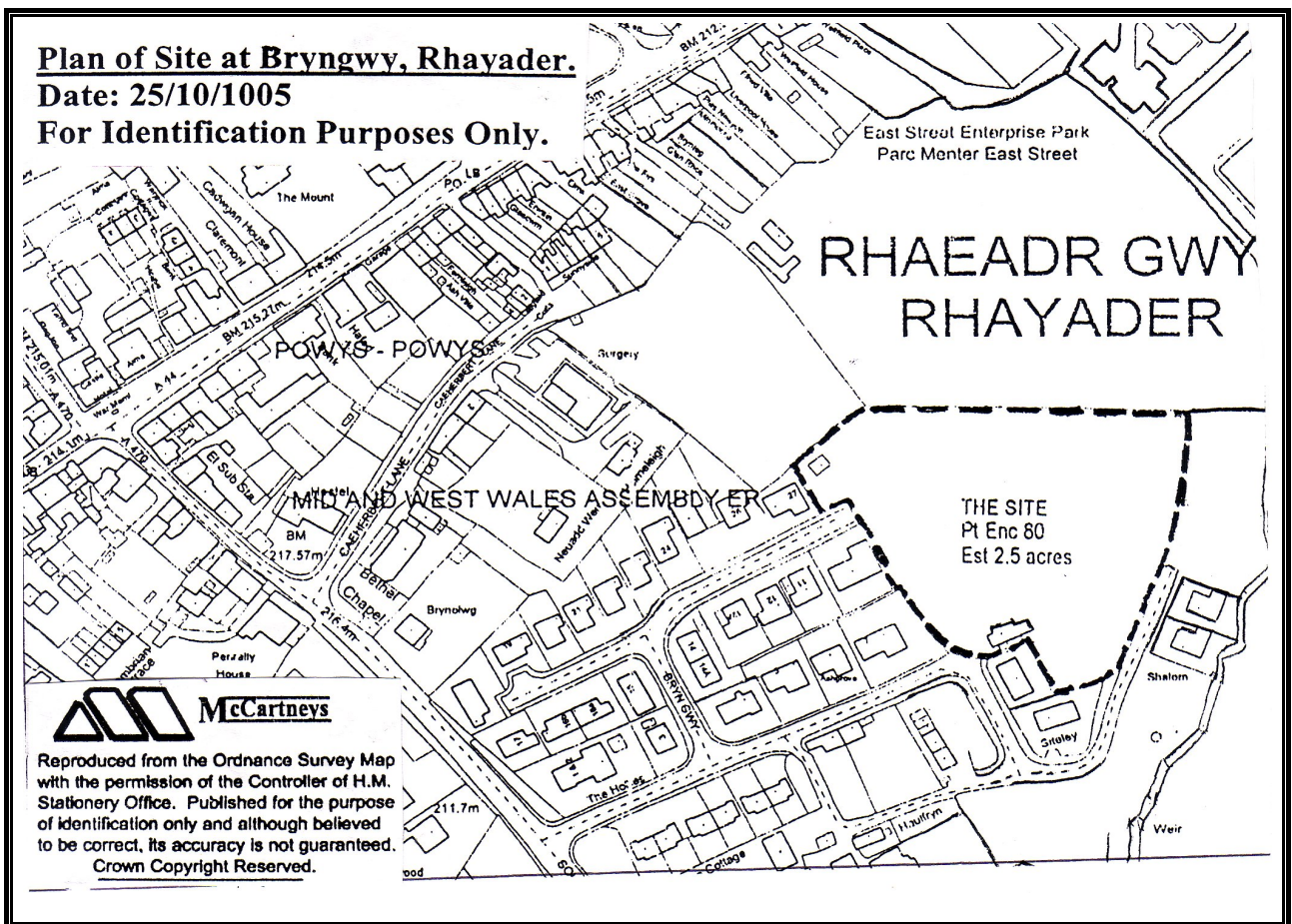


Bryngwy Land, Rhayader, Powys. LD6



An exciting opportunity to acquire 2.5 acres or thereabouts of prime residential development land on the southern edge of the mid Wales market town of Rhayader

H7002

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DESCRIPTION

Bryngwy Land is an area of prime development land forming the second phase of a modern private residential estate of bungalows. The site has the benefit of open views to two sides with extensive views over open farmland and benefits from good connection via two existing adopted estate roads, which would link to form a circular roadway with houses or bungalows on either side. The area is in the main of level ground previously farmland with part hard cored and part used for storage.

LOCATION

The site is situated almost due east of Rhayader centre on a greenfield site with residential properties to two sides. To the north and east are open farmland with views in the latter direction in particular, of open countryside and distant hills forming an attractive marketing feature. The centre of Rhayader, a few hundred yards away, forms the junction of the A470 north/south Wales trunk road with the A44 east/west route giving Rhayader considerable nodality in an area of great natural beauty and a popular tourist destination. The Elan Valley reservoirs to the west are particularly noted and the town has a strong service industry sector for the surrounding agricultural hinterland and villages. It offers a wide selection of shops, pubs, etc. with a leisure centre and a host of other social facilities. Rhayader is approximately 12 miles from Llandrindod Wells and Builth Wells, 35 miles from Aberystwyth, Brecon and Newtown.

TENURE

The site is sold freehold with vacant possession on completion.

PLANNING PERMISSION

Permission was originally granted for the whole site in the 1960s with a series of subsequent applications for the various phases constructed. Further planning enquiries can be made to the Radnorshire Section of Powys County Council on 01597 823737. The plans provided show approximately twenty plots available although there may be considerable flexibility in respect of any purchasers proposals.

ROADS

The roads that service the site are formally adopted.

SERVICES

We understand from the current owners that mains water, electricity, gas and drainage have all been installed to the edge of the site via the existing estate roads. Prospective purchasers are advised to make their own enquiries regarding the suitability of these services for the development they might have in mind.

PLEASE NOTE

The Agents have a copy of The Computer Slope Stability Analysis and The Cost Plan Roads and Drainage, which are available for inspection.

PRICE GUIDE

Offers in the region of £800,000.

VIEWING

By appointment through selling agents – McCartneys LLP.
01497 820778
Out of office hours contact Ryan Williams on 07971 289368

NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. 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.

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