

Tenure

Freehold.

Location

The property is located within the Brecon Beacons National Park and is in the small hamlet of Aberyscir. The property is located just to the north of the A40, providing access to neighbouring towns.

An extensive range of shops and services can be found in Brecon town centre, which is around 4 miles (some 12 minutes' drive) to the south-east.

Description

The property comprises a site of approximately 0.26 hectares (0.64 acres) which gently slopes and is of fairly regular shape. The site is currently occupied by a prefabricated single storey detached building arranged as two cottages.



Planning

Local Planning Authority: Brecon Beacons National Park.

Website Address: www.beacons-npa.gov.uk

Tel: 01874 624437.

The property is offered with the benefit of planning permission (Ref 16/13113/FUL) for 'Demolition of existing semi-detached pre-fabricated dwellings and replacement with 2 x two storey detached dwellings with garages, closure of existing vehicular access and construction of new vehicular access'.

Accommodation

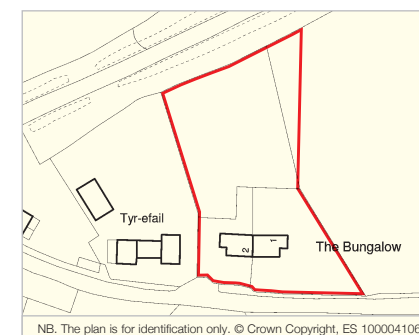
The proposed accommodation of each house is as follows:

Three Bedrooms (one En-suite), Kitchen/Diner, Living Room, Utility Room, Bathroom, WC

Brecon Land, Aberyscir, Powys LD3 9NW

- **A Freehold Development Site**
- Located within the Brecon Beacons National Park
- Planning Permission for Two Detached Dwellings with Detached Garages
- Site Area Approximately 0.26 Hectares (0.64 Acres)

Vacant Possession



To View

Please refer to the Joint Auctioneer.

Seller's Solicitor

Messrs Stuart Q Murphy Solicitors

(Ref: S Murphy Esq).

Tel: 01932 355755.

Email: stuart@sqmurphy.co.uk

Joint Auctioneer

James Dean

(Ref: David James).

Tel: 01874 624757.

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**VACANT – Freehold Land with
Planning Permission**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.