



# Land at Talybont-on-Usk

## Brecon, Powys

### LD3 7JD

A desirable parcel of permanent pasture located on the edge of the sought-after village of Talybont-on-Usk. Profiting from superb links to the village and far-reaching views the land holds significant amenity appeal and is also very well suited to livestock or equestrian grazing.

- Desirable and scenic location near to Talybont on Usk •
- Excellent grazing/amenity fields • Direct access •
- In all approximately 17.32 acres (7.01 hectares) •



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An appealing block of excellent grazing land with significant amenity appeal. Located on the edge of Talybont-on-Usk.

The land has excellent equestrian/livestock and amenity appeal and is positioned in a sought after, attractive and accessible location within the Brecon Beacons National Park with views over Talybont-on-Usk and the Usk Valley.

**Talybont-on-Usk – 0.2 miles**

**Bwlch – 3.1 miles**

**Brecon – 7.3 miles**

**Crickhowell – 8.7 miles**

**Abergavenny – 14.2 miles**

## Location & Situation

The land sits in an excellent position overlooking the village of Talybont-on-Usk which benefits from a small range of local services including a shop and public houses. The land is located in an area blessed with a wealth of Public Rights of Ways and attractions including the Monmouthshire and Brecon Canal, the Taffs Way trail and the Talybont Reservoir only a short distance from the property and numerous other attractions associated with the local area and within the National Park.

## Description

The land comprises a wonderful and very accessible block of pastureland. Being gently sloping at the lower fields and becoming steeper at the southern end with a parcel of mature broadleaf woodland overlooking the property adding great appeal. The lower fields provide excellent paddocks well suited to equestrian or livestock grazing but also lend themselves well to amenity uses. The steeper land would lend itself to environmental offsetting uses or similar.

The land is well fenced and has been used recently for sheep grazing. There are two small timber buildings on the land. The larger is not included in the sale but might be available by separate negotiation.

Access is directly from the public highway. In all the land extends to approximately 17.32 acres (7.01 hectares).

## Wayleaves, Easements & Rights of Way

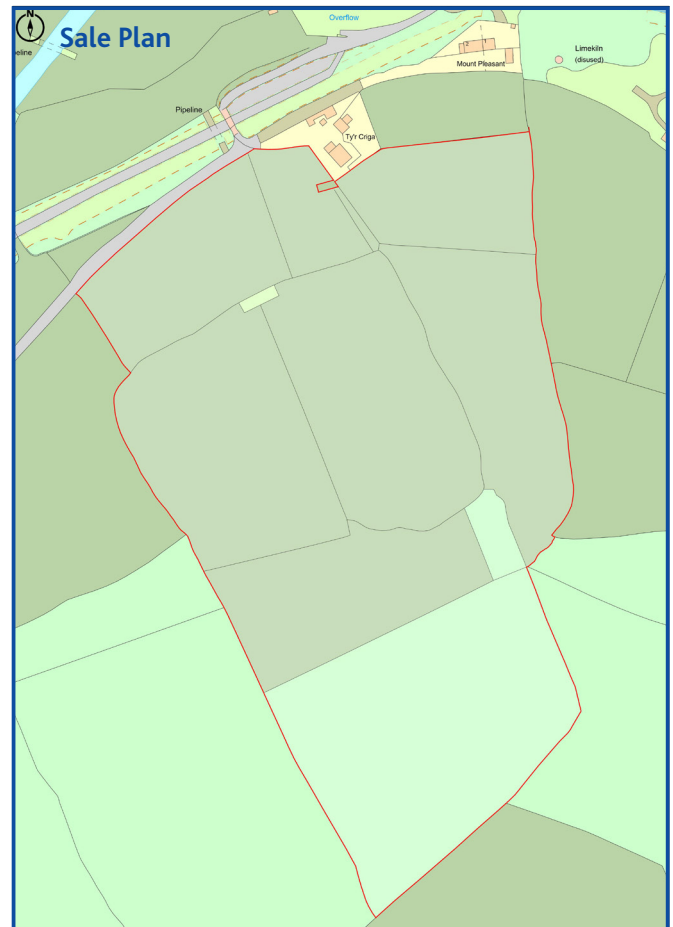
We are not aware of any Public Rights of Way which cross the Property. The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not.

## Services

Private Spring Water is connected to a number of in field troughs. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect of any additional service connections.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.



## Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. Please make sure all gates are left as they are found.

## Directions

From the A40 trunk road, at Llansantffraed, take the turning towards Talybont-on-Usk. Follow Station Road for 0.7 miles into the village and turn right onto the B4558. After 300ft turn left after The White Hart and head up and over the canal bridge. Follow the road around to the right and the head up the road over the railway bridge. The bridge is narrow. The land will be located directly in front of you after crossing the railway bridge. A For Sale board will be at the access point.

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Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

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