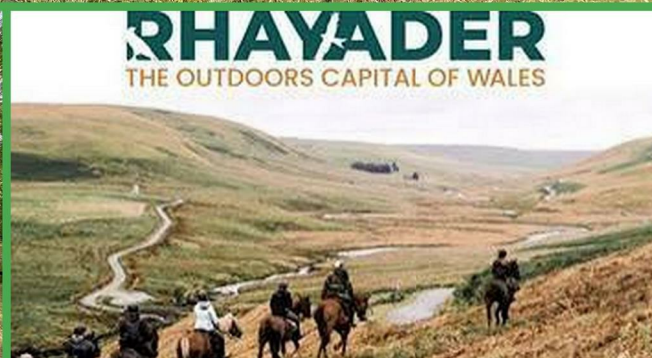




Beili Neuadd Wood, Llwyn Lane, Rhayader, Powys, LD6 5NS

Located in the beautiful rolling Radnorshire hills in an intensely beautiful part of rural mid Wales, Beili Neuadd Wood offers a fantastic opportunity to steward your very own wildlife haven. This standalone woodland is fenced, creating a lovely sense of privacy and seclusion. Access is via a council maintained roadway and through a five bar gate which is slightly recessed from the road, and which is flanked by beautiful oaks.

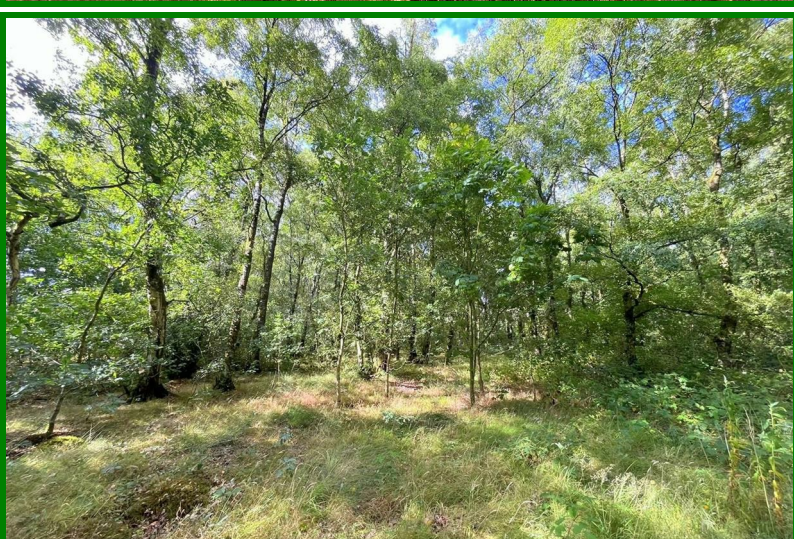
The area is well known for its flora and fauna and the wood has trees of a range of ages, with a mix of mainly broadleaf trees and some coniferous ones too. The trees are fairly well spaced allowing for areas where pitching a tent would be both practical and enjoyable with an outlook over adjoining countryside. The woodland is a short drive from the renowned Elan Valley with its majestic dams and stunning reservoirs and home to an International Dark Sky Park spanning 45,000 acres of protected, low-light countryside.

The popular tourist and market town of Rhayader is less than three minutes drive by car and provides a range of independent shops, pubs, inns and leisure opportunities. The woodland provides prospective purchasers with the rare opportunity to acquire a special amenity plot in glorious surroundings and viewing is highly recommended.

* 6.7 ACRES *

£75,000 Guide price Freehold

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



Trees

Beili Neuadd Wood has many oak trees, with some tall specimens relatively evenly spaced along the boundary with the single track tarmacadam road that provides access.

There is a mix of naturally regenerated trees and vegetative undergrowth throughout, The natural regeneration is a mix of rowan, silver birch, hazel, willow, holly, sycamore and horse chestnut amongst others.

Wildlife

Due to its wonderful location around farmland, a range of woodland mammals seek sanctuary here.

As the woodland has been left to itself for a while you can see various animal tracks across the woodland floor.

The presence of woodland animals and small burrowing creature is accompanied by the delightful

sounds of the woodland's feathered residents above, featuring the blue tit, pied wagtail, blackcap, robin, sparrow and rook.

In addition to these harmonised songsters, there are daily flights of buzzards and red kites overhead.

Amenity

Throughout the woodland there are open, level spots that would easily accommodate a tent for an overnight stay or a spot of bushcraft if desired.

Picturesque views of the surrounding countryside can be seen from many areas along the woodland boundaries, particularly looking westerly towards the well renowned Elan Valley hills.

Rights of Way

There are no known rights of way across the woodland.

Local Area

Rhayader is a friendly market town

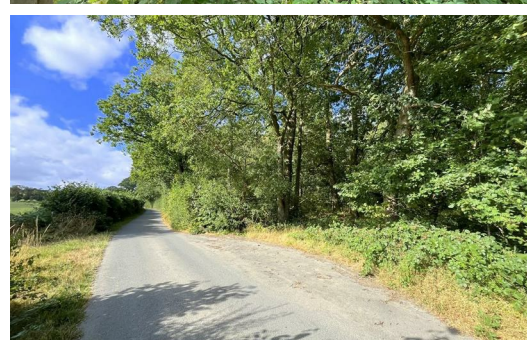
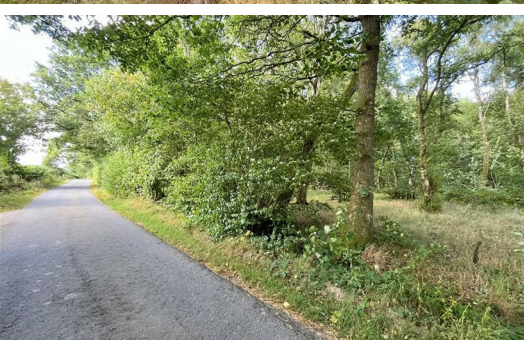
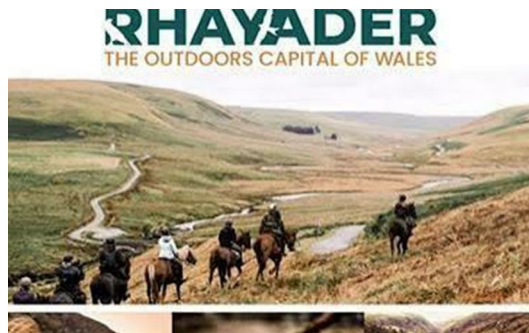
(www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

It 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.

VAT

The sale of the woodland is not subject to VAT.

Wayleaves, rights and easements

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

Plans and Areas

Based on the Ordnance Survey these are for reference only.

Purchasers will be expected to satisfy

themselves as to their accuracy.

Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Tenure

Freehold.

Viewing Arrangements

You can view without appointment during daylight hours providing you have notified the selling agent, Clare Evans & Co, beforehand and provide you carry a set of these sale particulars.

Please be aware of potential hazards underfoot within the woodland when viewing, such as brambles or fallen timber.

Title Number

CYM243461

Method of Sale

Beili Neuadd Wood is offered for sale by Private Treaty.

Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Local Authority

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

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017).

Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill. The non-refundable cost for a third party check is £36 including VAT.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



representations, form part of any offer or contract and their accuracy cannot be guaranteed.

All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman
Clare Evans & Co is a member of The Property Ombudsman Estate Agents

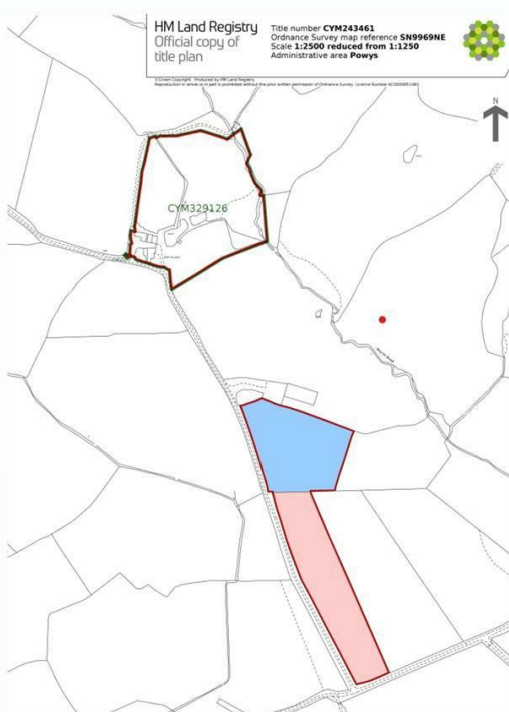
Scheme and therefore adhere to their Code of Practice.

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
DRAFT 1806925926

Please Note:
The photographs of the Elan Valley dams and reservoirs show the general area in which the woodland is located.



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, as defined by the RICS Code of measuring Practice 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.