

## Neuaddwen Barn, Talybont-On-Usk, Brecon, Powys, LD3 7YS

Property Reference: BRE100017 • Brecon Office • Tel: 01874 610 990

**TO LET** Stone Barn in rural setting available for Commercial, Tourism, Sporting or Recreational use (subject to obtaining appropriate planning consent). Not for unrestricted residential dwelling.



A detached stone barn located in a rural setting approximately 3 miles from the village of Talybont-on-Usk. The barn which is predominantly of stone construction under a pitched corrugated iron roof with earth floor lies at the end of a minor council road and private track. The village of Talybont is approximately 3 miles to the south where there are a range of good basic amenities.

The barn is rectangular in shape having approximate dimensions of 8.95m x 5.05m.

**GROSS INTERNAL AREA:** 45 sq m (486 sq ft)

**PLANNING PERMISSION:** Planning permission will be required for any of the specified uses listed, i.e. commercial, tourism, sport or recreation.

Parties interested in leasing the barn are advised to make their own enquiries at the Brecon Beacons National Park Planning Dept.

**LEASE DETAILS:** The barn is available at rental terms to be agreed with a quoting rent of £680 per annum in its existing state at a term to be agreed.

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

**STONE BARN - 29'4" x 16'7" (8.94m x 5.05m)**

**SERVICES:** The property is not connected to any services, interested parties should make their own enquiries of the relevant statutory bodies.

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

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01874 610 990

**OPENING HOURS:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Monday, 22 February 2010

**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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