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Ysgubor Fywch, Cwm Crickadam, Gwenddwr, Builth Wells, Powys, LD2  
3PZ

TO LET

Avialbe for commercial, tourism, sporting and recreational use . A single stone barn forming part of a traditional farmyard near the village of Gwenddwr in Mid Wales.



| Brecon Office | Tel: 01874 610990 |

## INTRODUCTION

Single traditional stone barn with pitched profiled sheet roof at Cwm Farm near Gwenddwr, Builth Wells. Suitable for a variety of uses under Powys County Council Planning Policy GP6 such as Sporting, Recreational, Tourism and Commercial use. Not for unrestricted residential use.

## LOCATION:

The Barn is located approximately 1 miles from Gwenddwr in a rural setting adjoining the property of Cwm Farm. The area is one of high scenic value with the quality of views particularly noted.

The nearby village of Erwood offers a village hall and public house. The town of Builth Wells is approximately 7 miles away by car and offers a good selection of local amenities as does the historic market town of Brecon 15 miles in the opposite direction. Hay-on-Wye is 11 miles.

A public bus service is available from the village and school transport is available for both primary and secondary attendance in Builth Wells schools. There is a primary school in Llyswen and further secondary school in Three Cocks, both of which are attended by village pupils. Play group and an after hours school club are also at Llyswen (3 miles).

## THE PROPERTY:

A traditionally constructed barn with solid stone walls situated under a pitched profiled roof comprising of the following:-

**AREA 1 - (17'1" (5.2m) x 33'2" (10.1m)) + (10'6" (3.2m) x 20' (6.1m))**

with solid stone walls, concrete floor and double doors from yard at front.

**AREA 2 - 18'4" x 12'2" (5.59m x 3.7m)**

with solid stone walls, concrete floor and opening to area 1.

**STORE AREA - 10'2" x 16'9" (3.1m x 5.1m)**

of stone and timber construction with concrete floor and opening to area 1.

**AREA 4 - 20' x 43'4" (6.1m x 13.2m)**

An attached stone range with earthen and concrete floors with hayloft over.

**OUTGOINGS** - Tenants will be liable for all outgoing

**SERVICES** - The property is not connected to mains water, electricity, gas or drainage.

**PLANNING PERMISSION** - Prospective occupiers need to be aware that any proposed use of building for light commercial, sporting and recreational use will involve a change of use. This is a requirement of Powys County Council. All enquiries should be directed to the Planning Department of Powys County Council.

**TENURE** - The property is offered by Leasehold Tenure for a Term and Rent negotiable. The property will be contracted out to the Security of Tenure Provisions of the 1954 Landlord and Tenant Act. Please contact agent for more information.

**PRICE** - Offers are Invited to Lease the building for the purpose proposed. The tenant will be responsible for carrying out any improvements or repairs required to meet any statutory or user requirements. Please contact agent for more information/to discuss.

**SERVICES:** We are informed that the property is not connected to water or gas/oil. Electricity supply available nearby.

**HEATING:** None

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

**BUSINESS RATES:** Tenant responsible for all rates.

**TENURE:** We are informed that the property is of Leasehold tenure..

**DIRECTIONS:** Please contact McCartneys LLP who will provide you with a map/directions.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01874 610990. Out of Hours please contact Simon Edwards MRICS IRRV on 07814 475 839.

**Office Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Tuesday, 23 September 2014

**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**

**REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186



### HomeBuyers Reports

Do you require a Survey or Valuation?

Please Contact:

Simon Edwards MRICS IRRV

Tel: 07814475839

email: [simon.edwards@mccartneys.co.uk](mailto:simon.edwards@mccartneys.co.uk)