

3.89 Acres of Prime Accommodation Land

Gypsy Castle Lane, Hay-on-Wye, Powys, HR3 5PW





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| 3.89 Acres | Development Potential | Excellent
Roadside Access | River Wye Frontage |
| Superb Income Generating Capability |
| For sale by Private Treaty |

Offers in Excess of £400,000

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU
Tel: 01497 822 522
www.sunderlands.co.uk

DESCRIPTION

The sale of this prime accommodation land offers an exciting and rare opportunity to acquire a strategic parcel of land in the famous market town of Hay-on-Wye. The land is situated in an ideal location, only a 5 minute walk from the Hay Literary Festival site and 10 minutes from the town centre. It has good roadside access and has proven to be a very popular festival campsite in recent years generating a very valuable income. Through the rest of the year the field has simply been utilized for the purposes of grazing livestock. The potential of this field is endless both in terms of recreational uses especially with the River Wye frontage and also in terms of the potential residential development of the site. The town is continuing to expand and this site would provide a logical extension.

SITUATION

The land is situated in a picturesque and convenient location only a short walk from the main facilities that Hay-on-Wye offers. The land is accessed directly off a single track council maintained road. The entrance to the land can be found here:

What3words ref: /// movie.runner.concerned

GYPSY CASTLE CAMPING

In recent years the land has been utilised to provide a generous income from camping over the Hay Festival period. This is a short period that has readily generating a profit in excess of £30,000 per annum. The potential to increase this income is considerable subject to the necessary consents. Further information relating to the current camping facilities are available at: www.gypsycastlecamping.co.uk

DEVELOPMENT POTENTIAL

In recent years the town of Hay has continued to develop in a westerly direction towards this parcel of land, so much so that the current owners have made a submission to Powys County Council for the site to be considered as a candidate site to be included in the replacement Local Development Plan.

The land will be sold free of any development uplift clauses or clawbacks.

SERVICES

The property benefits from both a Mains Electric and Water connection.

TIMBER, WOODLAND, MINERAL RIGHTS & SPORTING RIGHTS

All of these rights are believed to be included within this sale but full details will need to be considered within the Contract of Sale.

VIEWINGS

Viewing may be up to any reasonable time after first contacting the agents. Viewers must have a copy of the particulars upon them whilst viewing, respective purchasers must respect the land. All viewers inspect the land at their own risk, neither the selling agents nor vendors accept any responsibility or liability for any injuries howsoever caused.

Contact: Hay Office 01497 822 522
Matthew Nicholls 07811 521 267

TENURE

The land is to be sold Freehold with Vacant Possession.



METHOD OF SALE

The property is to be offered for sale by Private Treaty for offers in excess of £500,000.

COUNCIL TAX

No band.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons intending to bid for the property should provide the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

BASIC FARM PAYMENTS

The property is eligible for the Basic Farm Payment Scheme, there are no entitlements included in the sale.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. These are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



