



THE EPPYNT COMMONS

Nr BRECON, POWYS

**A UNIQUE OPPORTUNITY TO BUY ONE OR MORE AREAS
OF UNSPOILT COMMON LAND ON THE EDGE OF THE
SENNYBRIDGE TRAINING AREA**

THE EPPYNT COMMONS

BRECON, POWYS, WALES.

SITUATION

The Eppynt Commons comprise four distinct blocks of common land lying north, north west and west of Brecon and the River Usk and south of the MOD Sennybridge Training Area. Treacastle and Sennybridge lie to the south and west of the two westerly blocks and Upper Chapel lies immediately to the west of the most northerly block.

HISTORY

Archives at the National Library of Wales describe the Manor of Eppynt (which the commons are part) as forming part of the Brecon Estate, owned by Viscount Tredegar until the dispersal of his estate between the 1920s-1950s, and were eventually sold to the present owner in 1984.

In 1661 William Morgan, the son of Thomas Morgan of Tredegar, married his cousin, Blanche, daughter of a William Morgan of Dderw, who had acquired extensive estates in Breconshire due to his lucrative practice at the Bar. Blanche had inherited her father's estates at Dderw in 1658 after the death of her brother. The marriage settlement of 1660 also released a huge dowry, with which the present Tredegar House was built between 1662-1700. John Morgan of Rupera, a descendant, greatly expanded the estates with a considerable number of purchases in Breconshire. These included further lands in Llyswen, Glasbury and Llandyfallle. The chief value of the commons were the sporting rights it gave to the Tredegar Estate over a considerable portion of Mynydd Eppynt.

DESCRIPTION

Lot 1 Part of the Eppynt, Upper Chapel

This extends to approximately 464 acres of hill land and at its highest point is 421m above sea level. In the northern part of the common is a small lake known as Llyn Pen y lan.

Lot 2 - Middle Eppynt, Merthyr Cynog

This extends to approximately 1,255 acres of hill land and at its highest point is 429m above sea level. In the northern part of the common is a small lake, known as Llyn Dyr. There are two triangulation points on the site, one in the northern and the other in the southern part at 424m and 422m above sea level respectively.

Lot 3: South Eppynt Mountain, Trallong

This extends to approximately 428 acres of hill land and at its highest point is 417 m above sea level with level. There are several natural springs in the western section of this parcel.

Lot 4: Bwlch Y Groes, Pentre Bach

This extends to approximately 419 acres of hill land and at its highest point is 378 m above sea level. There are several pools within this parcel of land.

RIGHTS OF THE COMMONS

All the land is registered common land with the graziers having rights to graze primarily sheep, ponies and horses on the common. The various Commons Registers list each common as having the following number of registered graziers:

- Part of the Eppynt (Registered Common no CL51) - 67
- Middle Eppynt (Registered Common CL5) - 80
- South Eppynt Mountain (Registered Common CL57) - 57
- Bwlch Y Groes (Registered Common CL46) - 25

All commoners also benefit from a right to cut or harvest bracken, rushes, tree lopping, gorse etc.(the right of estovers). Further details can be obtained from **The Commons Registration Officer** (The Gwalia, Llandrindod Wells, Powys, LD1 6AA. Tel: 01597 827520).

LAND CLASSIFICATION

The majority of the land is classified by MAF's Agricultural Land Classification Maps of England and Wales as mostly Grade 5, which is described as rough grazing often with rock outcrops.

PLANNING AND DEVELOPMENT

The land is classified as agricultural land and will be subject to the usual planning restrictions. Land of this type has some potential for wind farm development (subject to planning consent) due to its elevation and high wind speeds. In the event of such a development the existence of a 66kv electricity line running across Lot 1 might offer the advantage of a cheaper grid connection. The sale contract will include an average clause for 21 years from the date of purchase, for 50% of any uplift in value of the land resulting from any change in its use (including the erection of electricity lines and the construction of access tracks).

SPORTING AND MINERAL RIGHTS

The sporting rights are included within the sale.

MINERAL RIGHTS

The mineral rights are not included within the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way (whether public or private), including but not limited to light, support, drainage, water and electricity supplies, together with all other rights, obligations, easements and wayleaves whether referred to in these particulars or not.

OPEN ACCESS & PUBLIC RIGHTS OF WAY

This land is classified as 'open land' under the Countryside & Rights of Way Act 2000 and as a result public access is permitted for recreational activities carried out on foot such as walking and bird-watching. In addition a number of public rights of way cross each property.

SINGLE PAYMENT SCHEME

No entitlements to the Single Farm Payment Scheme are either available or for sale with the property.

TENURE

The commons are available freehold.

GUIDE PRICE

The property is offered for sale by private treaty at the following guide prices:

- Lot 1 – £35,000
- Lot 2 – £60,000
- Lot 3 – £25,000
- Lot 4 – £25,000

Offers are invited either for the whole property or the individual lots.

ACCESS

Each lot is accessible via public roads and/or rights of ways.

VIEWING

Viewing of the property by prior arrangement via the selling agents. The letting agents advises all prospective purchasers when viewing the property to take due care.

PLANS

The attached location and boundary plan as well as the red edged aerial photographs are for indicative purposes only. Larger scale Land Registry plans showing the registered title boundary lines are available on request from the selling agents.

LOCAL AUTHORITY

Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG
Tel: 01597 827460

SOLICITORS

Gabb & Co. 32 Monk Street, Abergavenny, Monmouthshire, NP7 5NW.
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IMPORTANT NOTICE

Chester Master Ltd, their clients and joint agents give notice that:

- a) They have no authority to give any representations or warranties in relation to the property
- b) They have NOT tested any of the appliances, services, equipment or facilities.
- c) These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- d) No sale of the property or part of it is chargeable for the purposes of VAT, but should this position change any such tax will be payable by the purchaser.
- e) All descriptions, plans, areas, measurements, times, references to condition and occupation and other details are given in good faith and are believed to be correct, but prospective purchasers should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. The photographs show only certain parts of the property as they appeared at the time they were taken (May 2012).
- f) These particulars have been prepared in conjunction with the Vendor's Solicitors and further information can be obtained from them on request.

LOT 1



LOT 2



LOT 3



LOT 4



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