

McCartneys
Rural

LAND AT WHITTON, PRESTEIGNE, POWYS, LD8 2NS

LAND AT Whitton

www.mcartneys.co.uk

Two attractive parcels extending to approximately 47.50 acres and 12.15 acres of permanent pasture near Whitton, Presteigne.

Available as two lots by Informal Tender.

- Level and gently sloping grassland with arable and fodder cropping potential
- Natural water available
- Possible natural capital, carbon and bio-diversity enhancement opportunities

For sale by Informal Tender (subject to prior sale) in the following lots:

Lot 1 47.50 acres

Lot 2: 12.15 acres

Tenders close Thursday, 07 June 2026 at midday.

01547 528 621

jml@mccartneys.co.uk
simon.edwards@mccartneys.co.ukl

Jenny Layton Mills
Simon Edwards

McCartneys Rural





THE LAND
An opportunity to acquire two blocks of grazing land extending to approximately 47.50 acres and 12.15 acres located in Whitton. The land lies approximately 3.5 miles from Presteinge and 5 miles from the market town of Knighton.

The land is predominantly laid to permanent pasture and is currently used for livestock grazing. It is bound by mature hedgerows and stock-proof fencing.

The land is for sale in two lots:

LOT ONE – 47.50 ACRES at MAESTRAYLOE, WHITTON, PRESTEIGNE, POWYS, LD8 2NS
A productive block of gently sloping pastureland extending to approximately 47.50 acres, ideally suited for grazing.

The land is enclosed by a combination of mature hedgerows and stock-proof fencing, with access off a council-maintained road and benefits from mains water and a natural water supply and is well-suited to livestock farming.

LOT TWO – 12.16 ACRES at LITTON HILL, WHITTON, PRESTEIGNE, POWYS, LD8 2NS
A productive block of level and gently sloping permanent grassland which extends to approximately 12.16 acres and was previously enclosed hill. The land is bound with mature hedgerows and stock-proof fencing with access directly of Litton Hill.

COMMON RIGHTS
These are associated to the land.

SPORTING RIGHTS
Sporting rights will be included in the sale as they may be held by the Vendor.

MINERAL RIGHTS
Mineral rights will be included in the sale as they may be held by the Vendor.

TIMBER
Any standing timber is included in the sale.

BASIC PAYMENT SCHEME
The Basic Payment entitlements will not be transferred with the sale of the property.

ENVIRONMENTAL STEWARDSHIP
None.

INGOINGS
The land is sold free from ingoings.

SERVICES
Mains water and a natural water supply to Lot 1.

TENURE
Freehold.

FIXTURES AND FITTINGS
Those items mentioned in the sale particulars are included in the freehold sale. All other fixtures and fittings and furnishings are expressly excluded.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

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 purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

AUTHORITIES
Powys County Council.

PLANS, AREAS AND SCHEDULES
These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and 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.

BOUNDARIES, ROADS AND FENCES

The purchaser(s) 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.

WHAT3WORDS

Lot 1 ///escaping.waistcoat.truth

Lot 2 ///clauses.noble.scrambles

DIRECTIONS

Lot 1: is situated directly adjacent to the B4357 leading up from Whitton. The land is identified by a 'McCartneys LLP' sale board (see location plan).

Lot 2: is situated on Littlon Hill. The access track is not suitable for vehicles. Please contact the selling agent before viewing.

METHOD OF SALE

The property is offered for sale in two lots, by Informal Tender (unless previously sold).

Tenders close Thursday, 07 June 2026 at 12 midday. Tenders are to be delivered to; McCartneys LLP, Wylcwm House, Knighton, Powys, LD7 1AE marked "FAO: Mr Simon Edwards - Tender – Land at Whitton, Presteigne".

The tender form is available from the acting McCartneys Knighton Office.

The Vendor reserves the right not to accept the highest, or indeed, any offer. The Vendor reserves the right to accept offers prior to the tender date.

PRICE GUIDE

Offers in the region of:
Lot 1: £12,000 - £15,000 per acre
Lot 2: £6,000 - £10,000 per acre

HEALTH AND SAFETY

The agents advise all prospective purchasers when viewing the property to take due care.

VIEWING

Strictly by appointment through the selling agents.

AGENTS ADDRESS

McCartneys LLP, Wylcwm House, Knighton, Powys, LD7 1AE
Telephone: 01547 528 621

IMPORTANT NOTICE

McCartneys, for themselves and for the Vendor of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. McCartneys have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither McCartneys nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.


Lot 1


Lot 2

INFORMAL TENDER SHEET

TO BE RECEIVED AT MCCARTNEYS KNIGHTON OFFICE
ONLY BY MIDDAY ON THURSDAY, 07 JUNE 2026.

Ref: Land at Whitton, Presteigne, Powys, LD8 2NS

Full Name .....

Address .....

.....

.....

Telephone Number ..... Mobile .....

Solicitors .....

Solicitors Contact Number .....

Lot 1: 47.50 acres - £ ..... (pounds) .....(words)

Lot 2: 12.16 acres - £ ..... (pounds) ..... (words)

Cash/Mortgage (delete as applicable)

Is your offer subject to any conditions/restriction (delete as applicable)
If yes for above, please detail below:

.....

.....

I/We hereby confirm the above informal tender for **Land at Whitton, Presteigne, Powys, LD8 2NS** as outlined within the details. The vendors reserve the right to not accept the highest or any informal tender and reserve the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser. Offers are to be received by the selling agent in an envelope marked **'PRIVATE AND CONFIDENTIAL'** and **TENDER for Land at Whitton, Presteigne, Powys, LD8 2NS. By no later than Midday on Thursday, 07 June 2026** and addressed to **Mr Simon Edwards, McCartneys LLP, Wylcwm House, Knighton, Powys, LD7 1AE**

Signed..... Dated.....