

On the instructions of Powys Teaching Health Board

Mansion House, Bronllys, Powys LD3 0LS



Substantial Detached Property of Great Character in an Historic Garden Setting

Suitable for owner occupation, refurbishment or redevelopment

- Manor House converted to provide office headquarters for Powys Teaching Health Board
- Approximately 100 car parking spaces
- Potential for conversion to family residence or sub-division to apartments, and other uses, subject to planning
- Mature partly wooded grounds extending to approximately 3.81 hectares (9.42 acres) with outstanding views over the Black Mountains
- Brecon 12.8 km (8 miles), Hay-on-Wye 12 km (7.5 miles), Cardiff 80 km (50 miles), Abergavenny 32 km (20 miles), Hereford 48 km (30 miles)

For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

FOR SALE - FREEHOLD

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Location

Bronllys is a village situated on the outskirts of Talgarth and both these communities are within 8 miles of the main administrative centre of Brecon. Brecon town provides a wealth of facilities including shops, restaurants and markets and is the centre of the thriving tourist industry for the Brecon Beacons National Park. The property is accessed from the A438 with a second shared access from Pontywal Lane.

Description

Mansion House is an impressive stone built double fronted (residential) property situated in a commanding position with an open southerly aspect towards the Black Mountains. The property was converted and provided headquarters office accommodation for Powys Teaching Health Board.

Mansion House adjoins Bronllys Hospital, an operational healthcare facility owned by the Health Board. Access to Mansion House is via a shared private driveway which provides an impressive approach to the main buildings and courtyard to the rear. A secondary shared access leads to Pontywal Lane to the rear.

The accommodation is arranged principally over 2-storeys and is currently laid out as cellular offices replicating the domestic layout of the original building. The net internal area of the main buildings is approximately 725 sq m (7,804 sq ft).

A 2-storey terrapin style building is attached to the rear elevation, this provides a net internal area of 314 sq m (3,380 sq ft). This accommodation has independent access and is connected to the main building by a rear lobby.

Within the grounds to the rear of the property there are a range of porta-kabins providing additional office accommodation. Other outbuildings include a 2-storey stone built coach house converted to further office accommodation, former piggery, stores and a derelict outbuilding in wooded grounds to the rear.

The northern boundary is marked by a high stone wall adjoining Pontywal Lane. Some of the other boundaries are currently unmarked. It will be the purchasers' responsibility to erect suitable boundary structures to an agreed specification

Planning

The property has previously been used as B1 office accommodation. A Planning Appraisal Report dated September 2015 prepared by Asbri Planning is contained within the Information Pack.

Services

Details regarding services are contained within the Information Pack.

Prospective purchasers are advised to undertake their own enquiries.

Information Pack

An Information Pack is available to interested parties upon request and contains the following information:

- Disposal Plan
- Overage Plan & Conditions
- Easement & Access Information
- Floor Layout Plans & Schedule of Accommodation
- EPC & Recommendation Report
- Asbestos Report
- Planning Appraisal Report – Asbri Planning
- Local Authority Searches
- Services Information
- Overview of Rights
- Office Copy Register of Title
- Land Registry Plans

EPC

The property has an EPC rating of "E".

A copy of the EPC and Recommendation Report is contained within the information pack.

Tenure

Freehold.

VAT

The vendor reserves the right to charge VAT.

Purchase Price

Upon application.

Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Viewing

All viewings are to be accompanied and arranged through Cushman & Wakefield.

Further Information

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August 2016



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