



Black Cock Inn

Llanfihangel Talyllyn, Brecon, Powys. LD3 7TL

FOR SALE BY PUBLIC AUCTION ON THE PREMISES
on Thursday 8th October 2026 at 2pm prompt

Tenure: Freehold

Guide Price: £275,000

Ref: 1555

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Character stone built inn
- Highly desirable village
- One mile from Llangorse Lake
- Three interconnecting bars
- Four/five bedroom owner's accommodation
- Planning permission to create two independent letting bedrooms (lapsed)

Location

The village of Llanfihangel Talyllyn is situated in unspoiled countryside on the fringes of the Brecon Beacons National Park, one mile from Llangorse Lake. This is the largest natural lake in South Wales and offers extensive leisure facilities for sailing and water sports, together with a large centre for adventure holidays. The area is a popular venue for those walking and visiting the famous hills and mountains of the Brecon Beacons.

The village is easily accessible via the A40 trunk road, being approximately two miles from Llangorse, five miles Brecon and 15 miles Abergavenny and dual carriageway access to the country's motorway network. The famous literary town of Hay on Wye, famed for its festivals, is some ten miles distant.

The Property

The Black Cock is an attractive and well presented village inn located in this highly desirable village. The majority of the property was completely refurbished during lockdown in 2020 and the quality of the work undertaken will be evident to all who view.

It is principally constructed of stone beneath a pitched slate roof and stands in the heart of the village adjacent to the Parish Church.



Trade Areas

The Black Cock Inn is a centuries old character building with three interconnecting but distinct trade areas. There are two bars as well as a restaurant; each cater for drinkers and diners alike and are extremely well appointed, having been completely refurbished. This successfully provides a contemporary feel but also retains the innate character from which this building benefits.

The CENTRAL BAR AREAS have porcelain stone flagged floors throughout, fixed and loose upholstered traditional seating, heavily beamed ceilings and exposed stone walls on two sides, the rest being tongue and groove panelled. The room has a fireplace with exposed stone chimney breast which has a keystone arch over. There is a counter from the CENTRAL BAR SERVERY having pine panelled front, in a rustic style. This room seats 20+ customers. The SECOND BAR AREA is similarly appointed and also has a separate entrance vestibule. This is utilised more as the locals' bar and has seating for a further 20. Again, having counter from central bar servery with matching panelled front and canopy over.

There is a quaint RESTAURANT with 'black and tan' quarry tiled floor, feature fireplace with marble mantelpiece and cast iron back fitting with enamel tile insets. Once again, there is fixed pew style wall seating and loose emulsioned Mates style chairs currently arranged for 16 – 18 diners. From the side entrance hallway are LADIES' and GENTLEMEN'S TOILETS.

To the rear of the trading areas, which are easily accessed from both the servery and the restaurant, is the CATERING KITCHEN which has fully tiled walls, nonslip flooring, ceiling fitted extraction canopy and a range of stainless steel catering effects and work surfaces. FRIDGE/FREEZER/WASH-UP AREA having direct access to the bar servery.

On level BEER CELLAR with delivery access from the side of the premises.





Owner's Accommodation

At ground floor is an excellent and spacious, recently refitted, farmhouse style KITCHEN with modern fitted units and space for a full size dining table. At first floor are THREE DOUBLE BEDROOMS, ONE SINGLE BEDROOM/BOX ROOM and a recently refitted private BATHROOM with modern suite of wash hand basin, WC, bath and shower. DOMESTIC LOUNGE and an additional LARGE ROOM, currently utilised as a private SITTING ROOM, for which planning consent was previously passed for conversion into two DOUBLE SIZE EN SUITE BEDROOMS. As well as being accessed from the owner's accommodation, this area has a separate staircase access. If a new owner did not desire to convert this into letting accommodation, it could be utilised as the pub's domestic lounge, allowing the existing living room to be utilised as a fifth double bedroom.

External

Tarmacadamed CAR PARK for approximately four vehicles. At the front of the property is a TRADE PATIO with A-frame timber picnic bench seating. Small enclosed REAR YARD.

The Business

The property has been in our client's hands for 20 years and it is being sold due to their wish to retire. Over recent years the property has been very much operated on relatively limited hours but still has an extremely healthy level of turnover, well in excess of the VAT threshold. Trade is split 70% food sales and 30% wet sales and shows an extremely high percentage net profit.

Despite the relative success of this property, there is clearly scope for further development by increasing the opening hours and also by the creation of two letting bedrooms, with such facilities being in high demand within this area due to its proximity not just to the Brecon Beacons but to other tourist attractions nearby, most pertinently Llangorse Lake.



Licences

A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday: 11:00 - 23:00 and Sunday: 12:00 - 22:30

Services

All mains services are connected. The property benefits from gas fired central heating.

Local Authority: Powys County Council

Rateable Value: £3,500 as at 1st April 2026

Completion

Completion to take place within six weeks following the auction date : 19th November 2026.

Viewing

Please telephone the Auctioneers on 01981 250333

NO DIRECT APPROACH TO MADE TO THE BUSINESS;
PLEASE DIRECT ALL COMMUNICATIONS THROUGH
SIDNEY PHILLIPS

VIEWING STRICTLY BY APPOINTMENT ONLY

Vendor's Solicitors

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Tel : 01874 624422

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IMPORTANT NOTICE TO BE READ BY ALL BIDDERS BUYING AT AUCTION

1. The attention of prospective purchasers is drawn to the General and Special Conditions of Sale which are available for inspection at the office of the Vendor's Solicitors and at the office of the Auctioneers. Some auction packs may also be viewed online, visit www.sidneyphillips.co.uk.

2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.

3. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required (see Property Insurance).

4. On a property being knocked down, the successful bidder must immediately present to the Auctioneer's Clerk his name and address and, if appropriate, the name and address of the person or Company on whose behalf he has been bidding. The successful bidder must sign and exchange contracts with the Vendor's Solicitors prior to leaving the room and at the same time pay to the Auctioneers a deposit of 10% of the purchase price subject to a minimum of £2,000 per Lot. In default of any of the above, the Auctioneer shall be entitled as agent for the Vendor, to treat the failure or default as a repudiation and rescind the contract. Thereafter, the Auctioneer shall be entitled to resubmit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.

5. The Vendor has a right to sell before the auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from the Auctioneers at any time prior to the auction but is valid only up to the time of enquiry.

6. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the property is expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with Sidney Phillips, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.

7. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.

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9. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should ring the office to discuss viewing arrangements or book appointments before making their journey.

10. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.

11. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required, we advise intending purchasers carry out their own measurements.

12. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction, the purchaser becomes liable for the insurance of the property he has bought. If any purchaser/s require insurance cover, please consult the Auctioneers.

GUIDE PRICE

The Auctioneers have indicated a guide price. No responsibility can be accepted for the accuracy of guide prices provided. Guides are provided as an indication of each Seller's expectation. They are not necessarily figures for which a property will sell and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve which is a figure below which the Auctioneer cannot sell the Lot during the Auction. Please check our website at www.sidneyphillips.co.uk or telephone the office on 01981 250333 in order to stay fully informed.

CONDITIONS OF SALE

The Lot will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendor's Solicitors. These conditions may be inspected during the usual office hours at the offices of the Vendor's Solicitors, mentioned in these particulars, during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the sale. Some auction packs may be viewed online, visit www.sidneyphillips.co.uk. The conditions may also be inspected in the Sale Room at the time of the sale, but they will NOT then be read aloud by the Auctioneer. The purchaser/s shall be deemed to bid on those terms, whether he shall have inspected the conditions or not.

MISREPRESENTATIONS ACT 1967

The Agents for themselves and for the Vendors of this property, whose Agents they are, give notice that:-

These particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to this Lot. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness

of each of the statements contained in these particulars.

MONEY LAUNDERING REGULATIONS 2017

These regulations cover the activities of service providers amongst many, which includes Estate Agents and Auctioneers. These requirements apply to all property auctions. In line with banks, IFAs and other providers of professional services, we will now be required to seek proof of the buyer's identity.

Deposits - Deposits will be payable immediately following the fall of the hammer. Payment is required by Banker's draft, or cheque.

All successful bidders must provide proof of identity and address to the Auctioneers immediately after the fall of the hammer (when completing the Purchaser's Slip) as follows (one document from each list).

IDENTITY DOCUMENTS

- Current signed Passport
- Current full UK/EU Photo Card Driving Licence (1)
- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- Resident Permit issued by the Home Office
- Inland Revenue Tax Notification
- Firearms Certificate

These items may be used to evidence identity or address, but not both.

EVIDENCE OF ADDRESS

- Current full UK Driving Licence (old style) (1) (Provisional Driving Licence will not be accepted)
- A utility bill issued within the last 3 months (but not mobile phone bills)
- Local Authority tax bill (valid for the current year)
- Bank, Building Society or Credit Union statement containing a current address
- The most recent original mortgage statement from a UK lender

If the buyer's details are different from the successful bidder's, then the buyer will also be required to submit their details and these will be requested from the buyer's solicitor following the auction.

Failure to comply with the above could invalidate your bid and purchase of any Lot.

GUIDE PRICE

PRIOR SALE/WITHDRAWAL - The vendor reserves the right to withdraw the property or sell by private treaty prior to auction. Please check with the Sidney Phillips office before travelling to attend the auction.

STOCK IN TRADE - All wet and dry stock in trade, returnable containers and bar glassware to be taken over at valuation on completion.

VAT - VAT may apply on the sale of this property. This will be levied on the specific proportion of the price of the freehold property at the prevailing rate. Purchasers may wish to satisfy themselves by independent professional advice that this VAT may be reclaimed.

CONDITIONS OF SALE - The property will, unless sold prior or withdrawn, be sold subject to Special and General Conditions of sale which have been prepared by the Vendor's Solicitors. These Conditions will be available for inspection at the offices of the Vendor's Solicitors.

RESERVE/BIDDING - The property will be offered subject to a reserve price and the vendor and their Agents further reserve the right to bid at the Auction.

DEPOSIT - The purchaser will be required to pay a 10% deposit in the sale room immediately the Auction is concluded.

COMPLETION DATE - This will be announced at the time of the Auction.

SERVICES AND EQUIPMENT - Reference to any service, equipment, fixture or fitting shall not constitute a representation as to its condition or that it is capable of fulfilling its intended function. Applicants should satisfy themselves as to the fitness of such items for their requirements.

BREWERS EQUIPMENT - Dispensing and other equipment for beers, wines and spirits not specifically mentioned remain the property of the Brewery or other Suppliers in accordance with the usual custom in the licensed trade.

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

All negotiations must be conducted through Sidney Phillips Limited (trading as Sidney Phillips). These particulars do not constitute any part of an offer or contract and properties are offered subject to being sold, let or withdrawn without notice at any time and without liability for any expenses incurred by applicants. All statements and descriptions are made without responsibility or warranty by us, the vendors or lessors. Intending purchasers/applicants must check for themselves.

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