



FOR SALE BY INFORMAL TENDER

LAND AT COED-Y-PRIOR, LLANELLEN, ABERGAVENNY NP7 9LD

Approx. 83.5 acres of predominately flat upland pasture and scrub contained within a ring fence and easily accessible. Ideal for reclaiming and reseeded to grass or woodland creation.

CLOSING DATE FOR TENDERS: FRIDAY 6TH JANUARY 2023 – 12 NOON

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire NP7 9AH

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LAND AT COED-Y-PRIOR, LLANELLEN, ABERGAVENNY, MONMOUTHSHIRE NP7 9LD

Set within the Brecon Beacons National Park and adjoining Coed y Prior wood, a large block of upland pasture and scrub offering a vast array of future use such as reseedling, woodland creation, rewilding or recreation (STPP).

- 83.59 acres (approx.) of predominately flat upland pasture and scrub
- Easily accessible from the council road
- Quiet location with some superb views across Monmouthshire
- For Sale by Informal Tender
- Abergavenny 4 miles Monmouth 18 miles Newport 17 miles

DESCRIPTION

The single enclosure of upland pasture is in an elevated location and easily accessed via the council road from the popular Monmouthshire villages of Llanellen and Llanover. The land is predominately flat and falls away slightly on the eastern and western boundaries. It is currently covered in bracken with interspersed trees and scrub bushes around the edge.

The Welsh Government currently offer several grants which provide funding towards woodland creation and future management. The land is also suitable for natural capital options such as carbon sequestration or biodiversity net gain.

DIRECTIONS

From Abergavenny, proceed south on the A4042 towards Pontypool/Cwmbran. Cross over the river bridge at Llanellen and after approx. 1/2 mile, turn right into Oak Lane. At a fork in the road, keep right and cross over the canal bridge. Proceed for 1 mile and at the fork in the road, keep right. Proceed uphill for a further 3/4 mile. At the T-junction turn right and the entrance to the land can be found on the right.

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted in writing on the required form to the Agent's office by no later than midday on Friday 6th January. Please note the Vendors reserve the right not to accept the highest, or any, tender.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof.

PLANS, AREAS & SCHEDULE

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

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

SERVICES

Prospective purchasers should make their own enquiries with regard to the availability of services.

LOCAL AUTHORITY

Any enquiries should be directed to the Brecon Beacons National Park, Plas y Ffynon, Cambrian Way, Brecon LD3 7HP.



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AGENTS NOTES

There is a public footpath running along the northern boundary for a short distance. A short right of way passes over the land to a property at the southern edge.

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MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors,
The Old School, The Bryn, Penpergwm, Abergavenny,
Monmouthshire NP7 9AH

Tel: 01873 840726

Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Jo Jones

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumption is made with regards to parts of the property that have not been photographed.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.

6. The information in these particulars does not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

