



FOR SALE BY PUBLIC AUCTION (unless previously sold)

Tuesday, 6th June 2023 at 6pm at The Priory Centre, Abergavenny NP7 5ND

TY NEWYDD, SARON ROAD, GOYTRE NP4 8SD

Redundant Cottage, Traditional Stone Barn, Outbuildings and approximately 18.77 acres of Agricultural Land – Two Lots.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



TY NEWYDD, SARON ROAD, GOYTRE NP4 8SD

A rare opportunity to acquire a redundant cottage, traditional stone barn and outbuildings together with approximately 18.77 acres.

- **Redundant cottage, prime for redevelopment (STPP)**
- **Range of traditional stone and brick outbuildings**
- **Adjacent to Monmouthshire & Brecon Canal, within the Brecon Beacons National Park**
- **Private and peaceful location with far reaching views**
- **Approximately ½ mile from A4042 at Llanover**
- **Flat permanent pasture land ideally suited for grazing livestock**

LOT ONE – Ty Newydd Cottage, Traditional Stone Barn, Brick Outbuildings, Corrugated Tin Pole Barn and approximately 5.48 acres

LOT TWO – Approximately 13.29 acres of permanent pasture land with roadside frontage

DESCRIPTION

LOT ONE

Ty Newydd is a rare opportunity to acquire a redundant cottage in need of complete renovation (STPP) and situated in an idyllic location adjacent to the Monmouthshire & Brecon Canal. A short distance from the cottage is a useful range of traditional stone barns/outbuildings. The agricultural land extends to approximately 5.48 acres, providing ample room for the construction of gardens and grounds.

The property is offered without planning permission and the buyer must make all enquires with regard the redevelopment to the Brecon Beacons National Park Authority.

The former two bedroom dwelling and stone outbuildings have enormous potential to redevelop for residential or recreational purposes (SSTP).

Access to the property is via a 'green lane' adjacent to The Croft.

LOT TWO

A parcel of approximately 13.29 acres of flat permanent pasture land adjoining the Monmouthshire & Brecon Canal.

Divided into four enclosures by established hedgerows and stock netting, the land has a gated access from the highway near the canal bridge.

The permanent pasture land is ideal for the grazing of livestock with ample shade and water available.

The buyer of Lot 2 to erect stockproof fence with pig netting between point A-B.

SERVICES

LOT ONE

Mains electricity transformer located on land, mains water.

UTILITY PROVIDERS

Electricity: Western Power Distribution, Ty Coch Way, Cwmbran NP44 7EZ Tel: 0800 096 3080

Water: Dŵr Cymru Welsh Water, Linea, Fortran Road, St Mellons, Cardiff CF3 0LT Tel: 0800 052 0145

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is for sale by Public Auction. The Contract and Conditions of Sale will be deposited at the office of the Vendor's Solicitor and/or Auctioneers where they shall be available for inspection seven days prior to the sale.

AGENT'S NOTES

If it is your intention to attend the auction to bid for these lots, please ring/email the Auctioneer's Office on the day of the sale to check availability.

There appears to be a badger sett in the garden - please keep a distance of at least 2m.

VENDORS' SOLICITOR

Ms Caitlin Tew,
Gabb & Co. Solicitors, 32 Monk Street,
Abergavenny NP7 5NW.
Tel: 01873 852432
Email: caitlin.tew@gabb.co.uk

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. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final. The Purchaser will be required to erect stockproof fences to a specification agreed by the Vendor's agent.

PLANS, AREAS AND 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 of mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

LOCAL AUTHORITY & PLANNING AUTHORITY

Brecon Beacons National Park, Plas y Ffynon,
Cambrian Way, Brecon LD3 7HP.
www.beacons-mpa.gov.uk
Tel: 01874 624437

DIRECTIONS

From Abergavenny, proceed south on A4042 towards Pontypool/Cwmbran. After approx. 3 miles and having passed a left turn for Nantyderry, take the next right onto Saron Road, proceed for approx. 1/2 mile, cross over the canal bridge and the property can be found on the right.



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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. Please ensure you park considerably whilst viewing the property and take care not to block the access to adjoining properties.

HEALTH & SAFETY

ALL VIEWERS MUST EXERCISE EXTREME CAUTION WHEN VIEWING THE COTTAGE, GARDEN AND OUTBUILDINGS. 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.

MONEY LAUNDERING

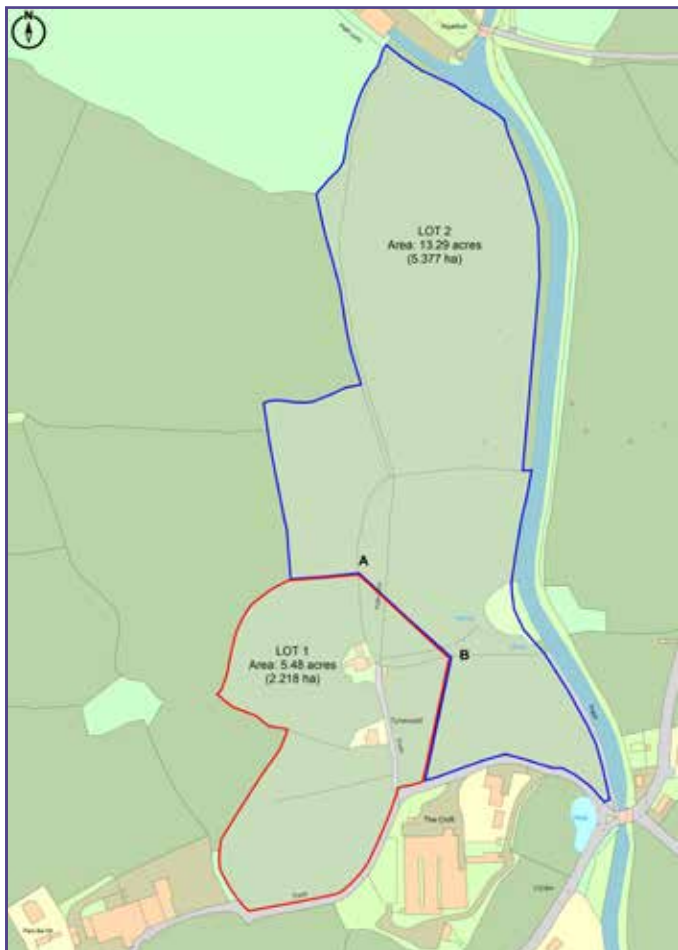
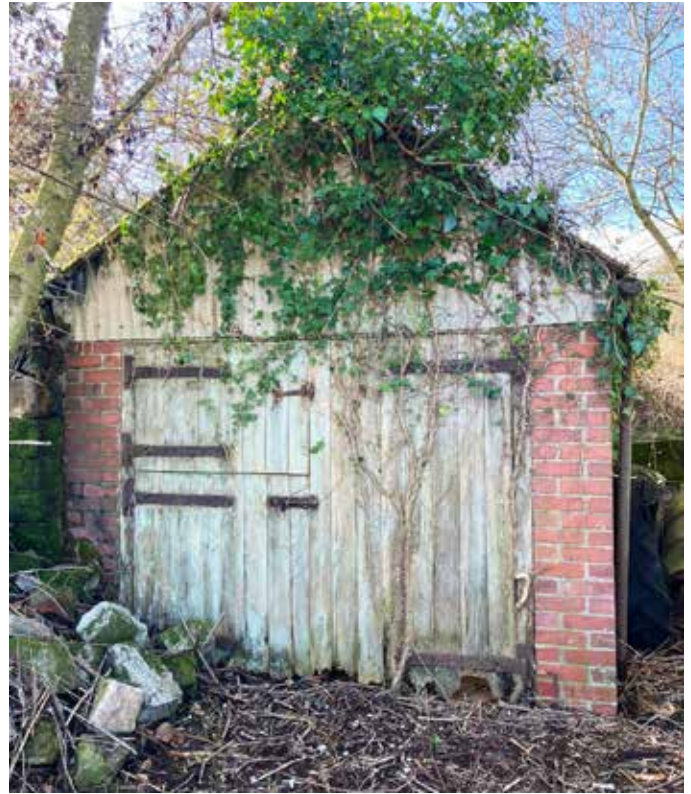
We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer: -

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

SOLE SELLING AGENTS

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 photograph(s). No assumption is made with regard 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.

Williams 
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chartered surveyors

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