



FOR SALE BY INFORMAL TENDER

AGRICULTURAL LAND AND BUILDING AT PENALLT, MONMOUTHSHIRE, NP25 4RN

Approximately 50.13 acres of permanent pasture and woodland together with a useful steel portal frame agricultural building enjoying a private location with good roadside access and mains water.

**CLOSING DATE FOR INFORMAL TENDERS:
THURSDAY 14TH DECEMBER 2023 - 12 NOON**

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



AGRICULTURAL LAND AND BUILDING AT MIDDLE MEEND FARM, PENALLT, MONMOUTHSHIRE, NP25 4RN

A unique opportunity to acquire a significant block of permanent pasture and woodland together with a steel portal frame building in a private location and within the sought-after Parish of Penallt and within 4 miles of the vibrant town of Monmouth.

- **Predominantly flat and gently undulating permanent pasture land.**
- **Steel portal frame agricultural building 80' x 50' together with adjoining concrete yards.**
- **Excellent roadside frontage on two sides.**
- **Divided into good sized enclosures with traditional hedgerows and established trees.**
- **Mains water connected.**

DESCRIPTION

An excellent block of permanent pasture land and woodland located within a ring fence, in an elevated and tranquil location. Extending to approximately 50.13 acres the permanent pasture is predominantly flat with roadside frontage on two sides.

At the centre of the holding is a steel portal frame agricultural building 80' x 50' together with adjoining concrete yards. There is a stone/hardcore track from the roadside to the yard and buildings. There is a small building of breeze block construction on the northern edge of the holding.

The land is ideally suited to agricultural, equestrian, recreation or environmental enhancement (STPP).

METHOD OF SALE

The property is offered for sale by Informal Tender. Tenders are to be submitted in writing on the Tender form to the Agent's office by no later than midday on Thursday 14th December 2023. Tender forms can be obtained from the Agent's office. Please note the Vendors reserve the right not to accept the highest, or any, tender.

AGENT'S NOTE

Probate has been applied for. The sale will not complete until Grant of Probate.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

We are advised there is mains water to Middle Meend Farm. Prospective purchasers should make their own enquiries with regard to the availability of services.

WAYLEAVES, EASEMENTS AND 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.

PLANS, AREAS & SCHEDULE

The property is registered at HM Land Registry under the following title numbers: WA783950 and WA783677. 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.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

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.

LOCAL PLANNING AUTHORITY

Monmouthshire County Council, County Hall, Usk, Monmouthshire, NP15 1GA. Tel: 01633 644880.

DIRECTIONS

The property is situated in Penallt, approximately 4 miles south-east of Monmouth and approximately one mile from the B4293 Trellech Road.



eradicate.spend.bolt

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

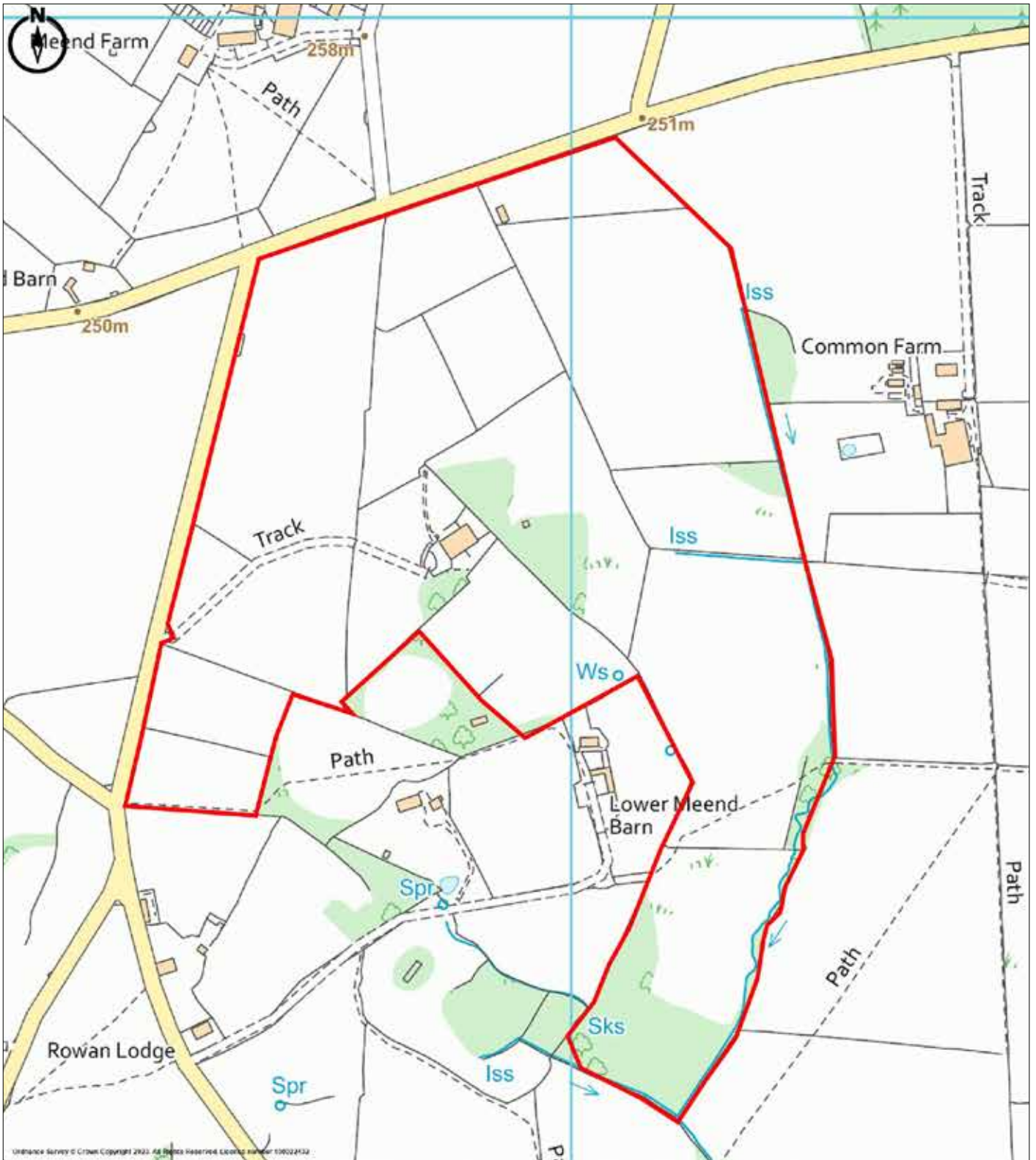
Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Sally Bigley.

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 do 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.





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