



FOR SALE BY FORMAL TENDER

**FORMER "FOUNTAIN INN" PUBLIC HOUSE AND AGRICULTURAL LAND
AND WOODLAND AT TROEDRHIWGWAIR, TREDEGAR, NP22 4DD**

Of interest to Developers, Speculators and Farmers with Natural Capital and
Biodiversity Enhancement opportunities.

TENDER DEADLINE: TUESDAY 30TH SEPTEMBER 2025 AT 5PM

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



FOUNTAIN INN, TROEDRHIWGWAIR, TREDEGAR, NP22 4DD

A unique opportunity to acquire a former Public House and extensive area of agricultural land at Troedrhwiwgwair, Tredegar, Blaenau Gwent. The former Public House and the surrounding land is situated at the end of a “No Through Road”. Although dilapidated and in need of complete renovation, the property enjoys a private location with views across the Valley and the Sirhowy River.

The property is available in four separate lots and is offered for sale by Formal Tender:-

- **LOT 1:** Former “Fountain Inn” Public House (Grade II Listed), detached stone barn and approximately 6.88 acres of land.
- **LOT 2:** Approximately 88.49 acres of upland pasture land and woodland located to the south of Troedrhwiwgwair with access via Manmoel Road.
- **LOT 3:** Approximately 24.19 acres of pasture land located to the south of Troedrhwiwgwair.
- **LOT 4:** Approximately 30.23 acres of upland pasture scrub land together with corrugated tin stables and storage buildings.

DESCRIPTION

LOT 1 (Land edged blue on the plan)

The former “Fountain Inn” Public House is a Grade II listed property, records indicate it was a 17th Century upland farmhouse which was converted into a Public House for the thriving industrial population during the 19th Century.

Adjacent to the “Fountain Inn” is a traditional stone barn which is also Grade II listed for its group value with “Fountain Inn”.

The land extending in total to approximately 6.88 acres and is formed of the access track, woodland and permanent pasture.

This lot will be of particular interest to developers or those seeking a building project.

LOT 2 (Land edged red on the plan)

A significant block of permanent pasture land and established woodland extending in total to approximately 88.49 acres.

A diverse and interesting mix of predominately flat permanent pasture land adjoining Manmoel Road together with a 4 bay steel frame agricultural building, with corrugated tin roof and sides situated to the east of the lot, whilst to the west is established woodland and scrub land overlooking the Sirhowy Valley.

This lot is of particular interest to those with interest in Natural Capital, Carbon Sequestration and Biodiversity Enhancement opportunities.

LOT 3 (Land edged brown on the plan)

Approximately 24.19 acres of upland pasture land with established trees and scrub land.

The land adjoins the “No Through Road” at Troedrhwiwgwair to the north east boundary and the Sirhowy River on the north west point.

LOT 4 (Land edged green on the plan)

Situated to the north of Troedrhwiwgwair and comprising of former coal levels, quarries, scrub land, established woodland together with corrugated tin stable block and storage buildings extends to approximately 30.23 acres.

Although steep in places the land would suit the grazing of ponies. Access can be gained at the end of the “No Through Road” which terminates at the property.

METHOD OF SALE

The property is offered for Sale by Formal Tender which must be received by 5pm on Tuesday 30th September 2025 at the Agent’s Office.

Tenders must be submitted on the official Tender Form which can be obtained from the Vendor’s Agent. Prospective purchasers will need to instruct their Solicitor to make a deposit of 10% of the purchase price within 5 working days of acceptance of an offer. Acceptance of the Tender by the Vendors will constitute the Exchange of Contracts. All intending purchasers are advised to view the Sales Contract prior to submitting a Tender. Copies of the Contract and Title documents are available from the Vendor’s Solicitor.

Please note: A proportion of the vendor’s legal costs for each lot will be borne by the successful purchaser.

DIRECTIONS

From the A465 (Heads of Valley) head south onto the A4048 at Nant-Y-Bwch interchange towards Blackwood, passing Tredegar Comprehensive School, take the next left at the roundabout and head towards Troedrhwiwgwair. Head north along Vale View and keep the Allotments on your right. At the end of the road turn right and proceed along the “No Through Road” until reaching Troedrhwiwgwair.



LOT 1: ranks.reinvest.braced

LOT 2: distilled.explained.proposal

LOT 3: rejoiced.digital.handbag

LOT 4: lined.helped.tactical

TENURE

Freehold with Vacant Possession on completion.

ENERGY PERFORMANCE CERTIFICATE

Commercial EPC Rating C66.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

COMMON RIGHTS

Each Lot benefits from Common Grazing Rights:

LOT 1: 30 sheep or 6 horses or 6 cattle or a combination of such animals pro rata which are part of the grazing rights referred to at Entry Numbers 28 and 76 under BGCBC's Register for Common CL12;

LOT 2: 450 sheep or 90 horses or 90 cattle or a combination of such animals pro rata which are part of the grazing rights referred to at Entry Numbers 28 and 76 under BGCBC's Register for Common CL12;

LOT 3: 120 sheep or 24 horses or 24 cattle or a combination of such animals pro rata which are part of the grazing rights referred to at Entry Numbers 28 and 76 under BGCBC's Register for Common CL12; and

LOT 4: 60 sheep or 12 horses or 12 cattle or a combination of such animals pro rata which are part of the grazing rights referred to at Entry Numbers 17, 48 and 94 under BGCBC's Register for Common CL12.

OVERAGE

Lot 2 is sold subject to an Overage provision of 30% for a period of 25 years. The overage provision will apply to any Renewable Energy Scheme on the land (further details can be found within the Sale contract).

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.

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.

SPORTING, TIMBER & MINERAL RIGHTS

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

HEALTH & SAFETY

Extreme care must be taken whilst viewing "Fountain Inn" due to the dilapidated condition. We recommend Personal Protection Equipment should be worn.

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

LOCAL AUTHORITY

Blaenau Gwent

Municipal Offices, Civic Centre, Ebbw Vale, NP23 6XB

Email: info@blaenau-gwent.gov.uk

Tel: 01495 311556

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 formal 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. The property is currently vacant. Please ensure all gates are left as found and due care and attention is taken when viewing.

VENDOR'S SOLICITOR

RDP Law Ltd

Wentwood House, Langstone Business Village,
Newport, NP18 2HJ

Tel: 01633 413500

Email: adrienne.brigden@rdplaw.co.uk

Contact: Adrienne Brigden

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 or Sally Bigley



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Monmouthshire. NP7 9AH

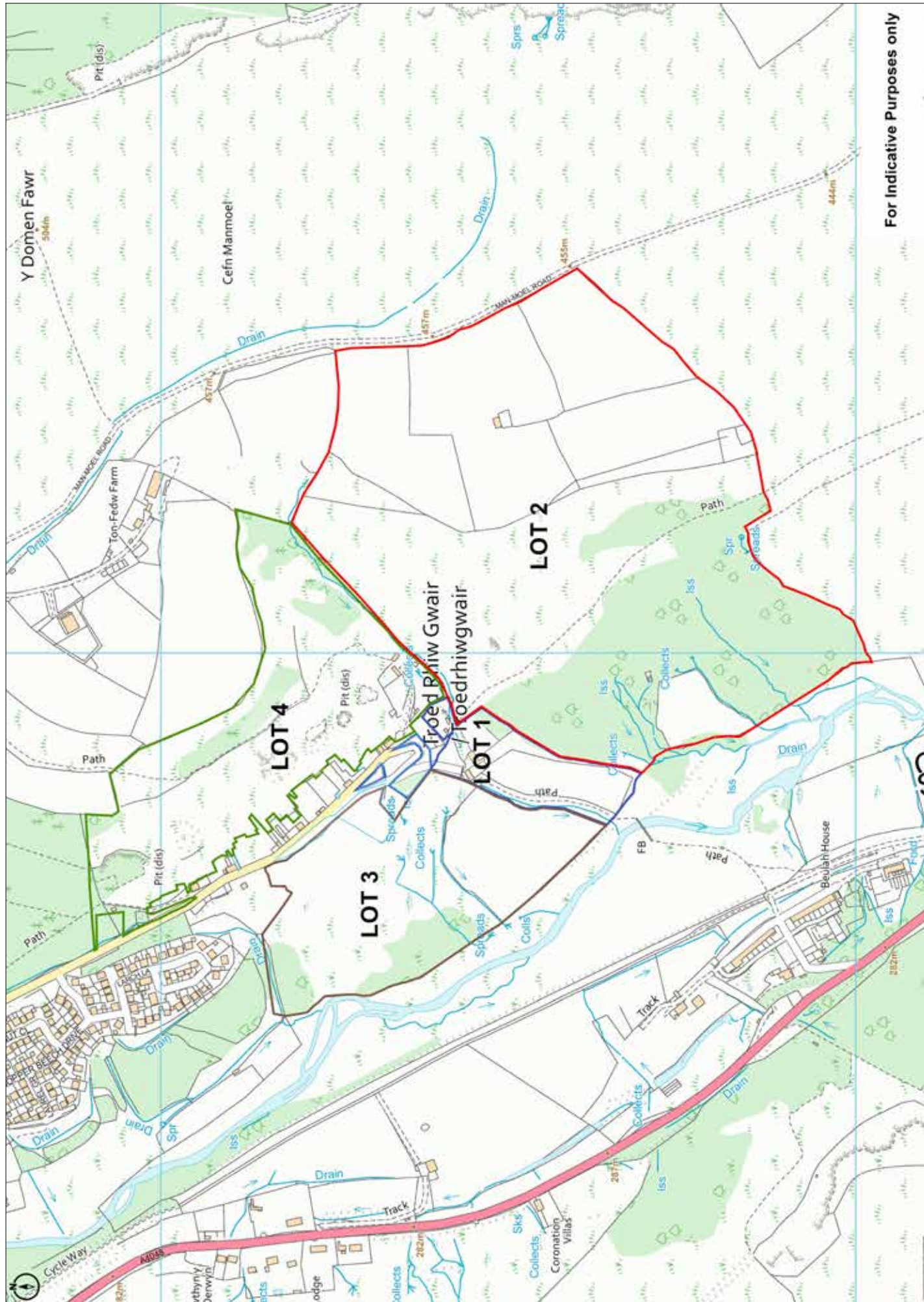
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NOTICES

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, not 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.



For Indicative Purposes only