



## FOR SALE BY PUBLIC AUCTION

**PENTRE BARNs, LLANGATTOCK LINGOED, MONMOUTHSHIRE, NP7 8NS**

A substantial range of traditional and modern agricultural buildings, offering potential (STPP), with pastureland extending to approximately 25.74 acres.

Offered for sale as three individual lots.

**AUCTION DATE: THURSDAY 30<sup>TH</sup> OCTOBER 2025 AT 6PM**

**AUCTION VENUE: THE HOGS HEAD, LLANTILLIO CROSSENNY, ABERGAVENNY, NP7 8TA**

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

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# PENTRE BARN, LLANGATTOCK LINGOED, MONMOUTHSHIRE, NP7 8NS

Abergavenny 8 miles • Monmouth 12 miles • Hereford 18 miles • Bristol 30 miles

## LOT 1

Pentre Barns offer a unique opportunity to acquire a large traditional stone building, sat within a courtyard of more modern agricultural buildings. Positioned within in a generous size plot with uninterrupted views to the mountain ranges around North Monmouthshire and the Brecon Beacons beyond. The property offers potential for redevelopment or change of use to residential, subject to obtaining the necessary Planning consents.

- Large traditional stone building with original timber trusses and appealing ventilation openings in the walls. Small, stone built extension on rear.
- The traditional building is positioned within a wraparound modern steel framed building, split over two levels, with cattle feed barriers to the southern elevation and opening into the yard space. With a part earth and stone floor under a fibre cement roof the cattle buildings extend to approximately 115ft x 45ft max.
- Additional 4x bay calf shed with secure store on eastern side. 50ft x 20ft max.
- An appealing paddock extends from the rear of the buildings offering potential garden space (STPP) or a small grazing area.
- Potential purchasers must rely upon their own enquires with regard to all future and historic planning matters. A link to the property history can be found via Monmouthshire County Council Planning Portal - Pentre Farm Barry-Cathlea Road Llangattock Lingoed Monmouthshire NP7 8NS.
- In all Lot 1 extends to approximately 2.07 acres.

**Please Note: The purchaser of Lot 1 is required to erect a new boundary fence marked A-B-C.**

## LOT 2

Positioned to the north of Lot 1 in an appealing block of pastureland split into two enclosures extending in all to approximately 8.64 acres as outlined in purple on the attached sale plan.

The Land is well fenced with stock proof post and wire fencing alongside mature hedgerows.

Being mainly level the land offers good agricultural appeal for grazing or fodder conservation as well as offering interest to a range of environmental and amenity users including equestrian.

The Land benefits from direct access from the Barry-Cathlea Road.

## LOT 3

Located to the south of Lot 2 and adjacent to Lot 1 is a second compartment of quality permanent pasture. Comprising four manageable sized parcels of gently sloping pastureland extending in all to approximately 15.02 acres.

The land is well fenced with stock proof, post and wire fencing, with mature hedges and a seasonal watercourse rising in the centre of the land. A small area of mature trees adds shelter for livestock and aesthetic appeal.

The land is well suited to livestock grazing or mowing for fodder conservation but offers rare appeal being positioned so close to the village of Llangattock Lingoed.

The Land has direct access from the Barry-Cathlea Road.



## DIRECTIONS

The Property is located north of the village of Llangattock Lingoed. Travelling into the village from Llanvetherine and upon passing the Hunters Moon Pub continue on the road for 200 yards and the Property will be located on your right-hand side.

Sat Nav: NP7 8NS (the property will be identified with a Williams Associates "For Sale" board).



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## TENURE

Freehold with vacant possession upon completion is available to all lots.

## SERVICES

The property (Lot 1) is connected to mains water. Purchasers must rely upon their own enquires for additional service connections if applicable. Purchasers of Lots 2 and 3 will be expected to make their own connections to the appropriate services should they wish.

## FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

## LOCAL & PLANNING AUTHORITY

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

## METHOD OF SALE

The property is for sale by Public Auction on Thursday 30th October 2025 at 6pm, at The Hogs Head, Llantillio Crossenny, Abergavenny, NP7 8TA.

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.

## PLANNING

All potential purchasers must rely upon their own planning enquires.

## VIEWINGS

Strictly by appointment only with the sole selling Agents.

## HEALTH & SAFETY

All viewers must exercise extreme caution when viewing the buildings and land. 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.

## 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](mailto:info@williamsassociates.org.uk)  
Contact: Stephen Williams or Sally Bigley

## VENDOR'S SOLICITOR

William Hart, Harrison Clarke Rickerbys  
Overross House, Ross Park, Ross On Wye, HR9 7US  
Email: [whart@hcrlaw.com](mailto:whart@hcrlaw.com)  
Tel: 01989 550204

## 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:-

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

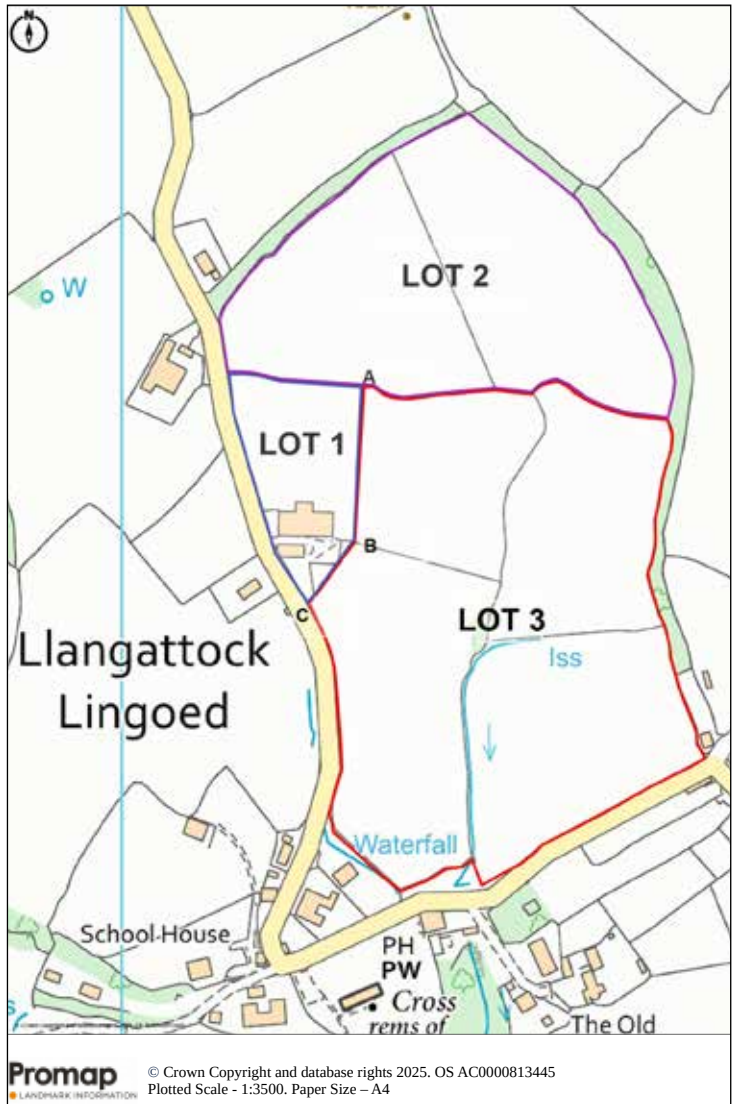
## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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, PLANS, AREAS & SCHEDULE

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 it's interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.





# Williams Associates

chartered surveyors

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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 seemed 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.