



FOR SALE BY PRIVATE TREATY

- Total of approx. 21.91 Acres
- Available as a whole or in two lots
- Direct roadside access to both lots
- Permanent pasture
- Outskirts of Llangynidr

LOT 2 & 3 Land formerly part of Glawcoed Farm nr. Llangynidr, LD3 7YR

Lot 2 OIRO £200,000

Lot 3 £105,000

As a whole OIRO £305,000

An attractive parcel of permanent pasture extending to a total of approximately 21.91 acres. Split in to two lots of approx. 14.35 and 7.56 acres, also available as a whole.

GENERAL REMARKS

The land extends to a total of approximately 21.91 acres (8.86 Hectares) of permanent pasture, split into two lots. Situated to the west of Llangynidr.

Lot two extends to approx. 14.35 Acres (5.81 Ha) of permanent pasture and is predominantly of a gently sloping nature.

Lot three extends to approx. 7.56 Acres (3.06 Ha) of permanent pasture of a more level nature, there is a hedged division in the centre of the lots with a small, wooded area to the far eastern point.

Both lots benefit from direct roadside access off the B4558.

SERVICES

Lot two benefit from a mains water supply. Lot three benefits from a natural water supply with mains available.

TENURE

Freehold with vacant possession upon completion

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 13 miles. Off the A40 turn left signposted Talybont-on-Usk proceeding onto Station Road, at the first junction turn left towards Llangynidr continue along the B4558 for approximately 2.2 miles and the land can be found on your left. To be found on What3words: /// brushing.timeless.bulletins

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. However, we ask any interested parties to please contact the Magor office to inform us of your viewing intentions.

GUIDE PRICE

As a whole - offers in the region of £305,000

Lot 2 offers in the region of £200,000

Lot 3 offers in the region of £105,000

LOCAL AUTHORITY

Bannau Brycheiniog National Park Authority: 01874 624437

CONTACT

Olivia Hale or Mike Davies of David James in Magor on 01633 880220 or

Lyndon Trumper of J Straker Chadwick & Sons on 01873 852624

REF: OH6880



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.