

J. STRAKER, CHADWICK & SONS

ESTABLISHED 1872

Auctioneers, Valuers, Surveyors, Land & Estate Agents

**LAND OPPOSITE LLWYFEN FARM, BWLCH,
BETWEEN BRECON & CRICKHOWELL,
APPROX 19.65 ACRES (7.94ha) OR THEREABOUTS
Available as a whole or in 3 lots**



SITUATION & DESCRIPTION

A rarely available parcel of productive freehold Agricultural / Accommodation Land situated in the Usk Valley between Crickhowell & Brecon.

Benefitting from easy access (the land is adjacent to the A40), it is conveniently divided into three enclosures and offers will be considered for the whole or the individual parcels.

The land is basically flat and therefore easily manageable and suitable for a variety of uses.

It benefits from natural water and we understand that mains water is available nearby (prospective purchasers should make their own enquiries).

Access from the A40 is available in each of the two enclosures adjoining the road.

Note: If the enclosures are sold separately there may be a requirement to adjust some boundaries/areas for the purposes of providing access.

FOR SALE BY PRIVATE TREATY

THE AUCTION ROOMS, TIVERTON PLACE, LION STREET, ABERGAVENNY, MONMOUTHSHIRE. NP7 5PN
TEL: 01873 852624 FAX: 01873 857311 E-MAIL: lyndon@strakerchadwick.co.uk www.strakerchadwick.co.uk
LYNDON TRUMPER, M.R.I.C.S. F.A.A.V.

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SERVICES

Mains water believed available nearby. (Prospective Purchasers to confirm).

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.



GUIDE PRICE

Offers invited in the region of £10,000 / acre.



DIRECTIONS

See location plan below or follow ...

 [what3words](https://www.what3words.com/)

[highlight.doing.tribe](https://www.what3words.com/#!/highlight.doing.tribe)

SOLE AGENT

J. STRAKER, CHADWICK & SONS

THE AUCTION ROOMS

TIVERTON PLACE

ABERGAVENNY

MON, NP7 5PN

TEL: 01873 852624

Email: lyndon@strakerchadwick.co.uk

Contact: Lyndon Trumper (07774 644723)

VIEWING

At any reasonable time with a set of sales particulars and with the usual courtesy shown to the occupier. However, we are asking all interested parties to contact the office to inform us of your viewing intentions.



RIGHTS & EASEMENTS

The Property is sold subject to, and with the benefit of all existing rights of way, whether public or private, including 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 waste, 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 Authority.

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchasers 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

Bannau Brycheiniog National Park Authority: 01874 624437



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