



FOR SALE BY INFORMAL TENDER

PONY Paddock AT LLANGATTOCK, CRICKHOWELL, NP8 1LE

Approximately 5.06 acres of permanent pasture divided into three enclosures together with stables and secure store in a stunning and tranquil location.

CLOSING DATE FOR INFORMAL TENDERS:

FRIDAY 28TH JUNE 2024 - 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



PONY Paddock FORMERLY PART OF THE NEUADD, LLANGATTOCK

An exciting opportunity to acquire a pony paddock of approximately 5.06 acres in a quiet and peaceful location in the Brecon Beacons National Park with stunning and far-reaching views.

- **Permanent pasture grassland with timber frame 12' x 12' stable, additional timber frame stable with attached store and secure storage shed.**
- **Spring water supply via field tanks.**
- **Access via a private drive leading to The Neuadd Holiday Cottages.**
- **Less than ¼ mile from Llangattock.**
- **Breathtaking views over Crickhowell, the Sugar Loaf and Table Mountain**
- **Of interest to equestrian users and landowners for livestock rearing or those seeking environmental enhancement.**

DESCRIPTION

Adjoining The Neuadd Holiday Cottages with access shared with the adjoining properties along a private lane, the gently sloping pasture land is being offered for sale by the present owners after 28 years of occupation. Situated in a peaceful location with panoramic views the land has been used for equestrian and sheep grazing purposes.

Situated in the southern corner is a stable of timber construction (12' x 12') with overhang and paved floor. There is a further timber frame and block work stable with adjoining store room and a timber frame building with corrugated steel sheets and enclosed timber pen. There is spring water to the stables and an outside tap.

The land is ideal for equestrian purposes or livestock grazing.

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 Agents office by no later than midday on Friday 28th June 2024.

Please note the Vendor reserves the right not to accept the highest, or any, tender received and can also change the method of sale if required in order to conclude the sale process.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

There are no mains services connected. 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.

SPORTING, TIMBER AND MINERAL RIGHTS

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

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.

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

Brecon Beacons National Park, Plas y Ffynnon, Cambrian Way, Brecon, LD3 7HP. www.breconbeacons.org
Tel: 01874 624437

DIRECTIONS

From A4077 at Crickhowell (The Vine Tree Restaurant) proceed towards Llangattock on Hillside Road, after approximately 0.5 mile turn right for Beaufort, proceed over the Monmouthshire-Brecon Canal, the private drive can be found on the left after 300 metres sign-posted The Neuadd Holiday Cottages.

Proceed along the tarmac drive, bear left at the top and the field entrance gate is situated on the right.

Please do not park or cause any disturbance to the owners or occupiers of the adjacent Holiday Cottage Complex.

 [deeds.evoked.sparks](https://www.what3words.com/deeds.evoked.sparks)

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 strictly by appointment only with the Agent. Any parties viewing the property must not park or cause any disturbance to the owners or occupiers of the adjacent The Neuadd Holiday Cottages.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors

The Old School, The Bryn, Penpergw, Abergavenny, Monmouthshire, NP7 9AH

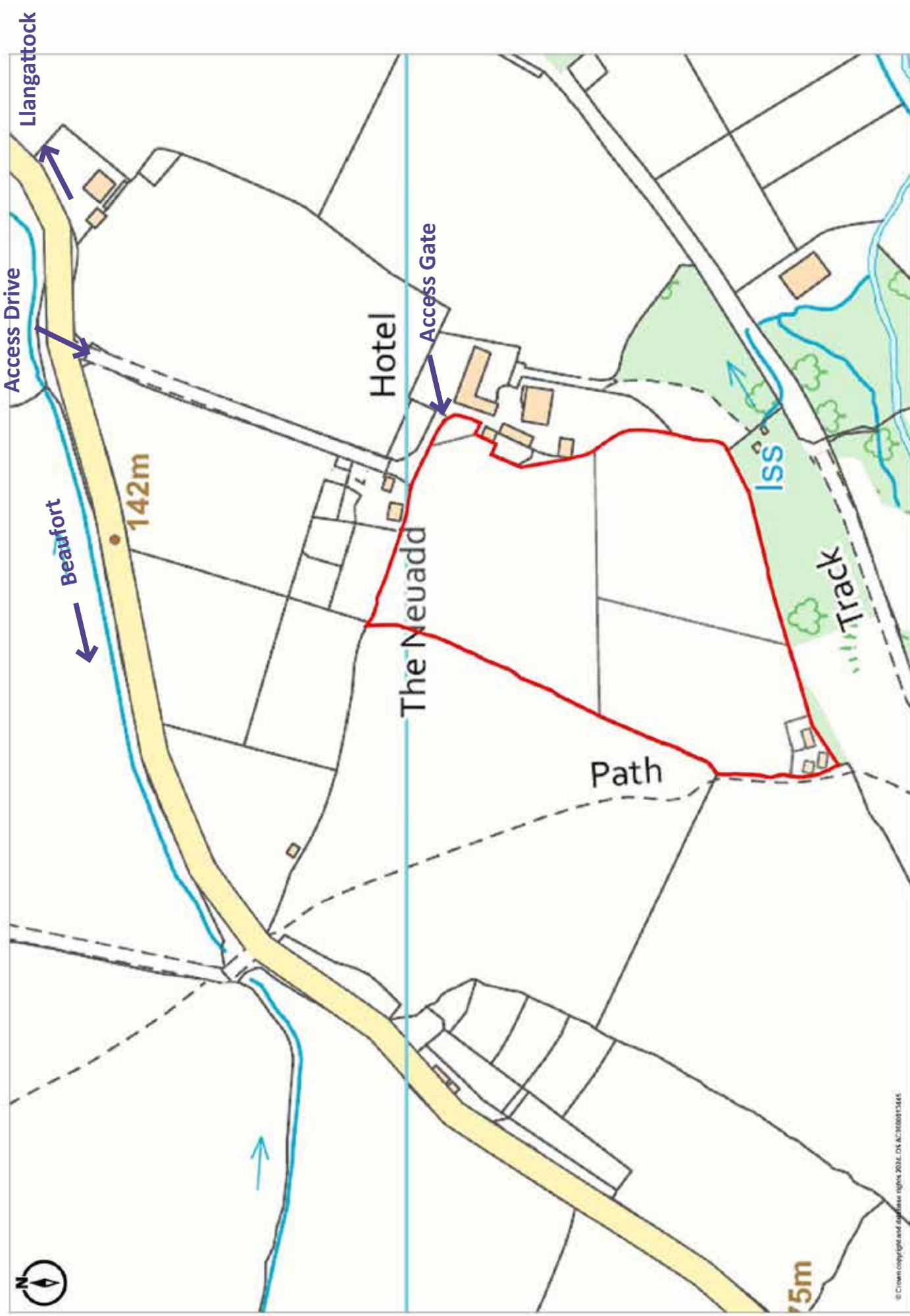
Tel: 01873 840726

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, 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.



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INFORMAL TENDER - SUBJECT TO CONTRACT
PONY PADDOCK AT LLANGATTOCK, CRICKHOWELL, NP8 1LE

Offers to be received by 12 noon on Friday 28th June 2024

Name of Prospective Purchaser(s): _____

Address: _____

_____ Postcode _____

Contact Name: _____

Telephone Number: _____

Mobile Number: _____

Email Address _____

**PLEASE DETAIL YOUR OFFER OVERLEAF AND SUBMIT TO THE AGENT'S OFFICE
BY MIDDAY ON FRIDAY 28th JUNE 2024**

**PLEASE MARK THE ENVELOPE
"PONY PADDOCK AT LLANGATTOCK (5.06 ACRES)"**

For Identification Purposes Only

Not to Scale



As identified in the property particulars:-

Pony Paddock at Llangattock, Crickhowell, NP8 1LE (5.06 acres)

£ _____

In words: _____

Solicitor Name and Contact Details: _____

Postcode: _____

Telephone No: _____

Email address: _____

Proposed Method of Funding:

i.e. Cash, Mortgage or Requiring Bank Approval (or Combination)

MONEY LAUNDERING

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

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

Signed: _____ Date: _____

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

CHARTERED SURVEYORS – ESTATE & LAND AGENTS – AUCTIONEERS VALUERS

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