



FOR SALE BY PRIVATE TREATY PONY Paddock AT LLANGATTOCK, CRICKHOWELL, NP8 1LE

Approximately 2.57 acres of permanent pasture divided into three paddocks supplied with natural water from a spring.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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PONY Paddock WITH ROADSIDE FRONTAGE TO BEAUFORT ROAD, LLANGATTOCK

An exciting opportunity to acquire a pony paddock within walking distance of Llangattock, Crickhowell.

- **Roadside frontage onto Beaufort Road, Llangattock.**
- **Spring water supply via field tank.**
- **Picturesque location with stunning views to the Sugar Loaf and Table Mountain.**
- **Less than ¼ mile from Llangattock and within one mile of Crickhowell.**
- **Off road parking area and remains of a timber frame building.**
- **Of interest to equestrian users and landowners.**

DESCRIPTION

A permanent pasture paddock extending to approximately 2.57 acres and divided into three useful enclosures. The property has roadside access from Beaufort Road opposite Cilau Farm. There is a hardstanding area at the roadside for parking of vehicles.

The land is gently sloping and is currently used as a pony paddock, there is natural spring water connected via a field drinking trough. There are established hedgerows on two sides.

The land is ideal for equestrian or livestock grazing purposes.

METHOD OF SALE

The land is offered For Sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

There is natural spring water to the land. Prospective purchasers should make their own enquiries with regard to the availability of other 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. Pass The Neuadd Holiday Cottages on the left and the land can be found on the left after approx. 300m opposite Cilau Farm.



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 offer:-

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

VIEWINGS

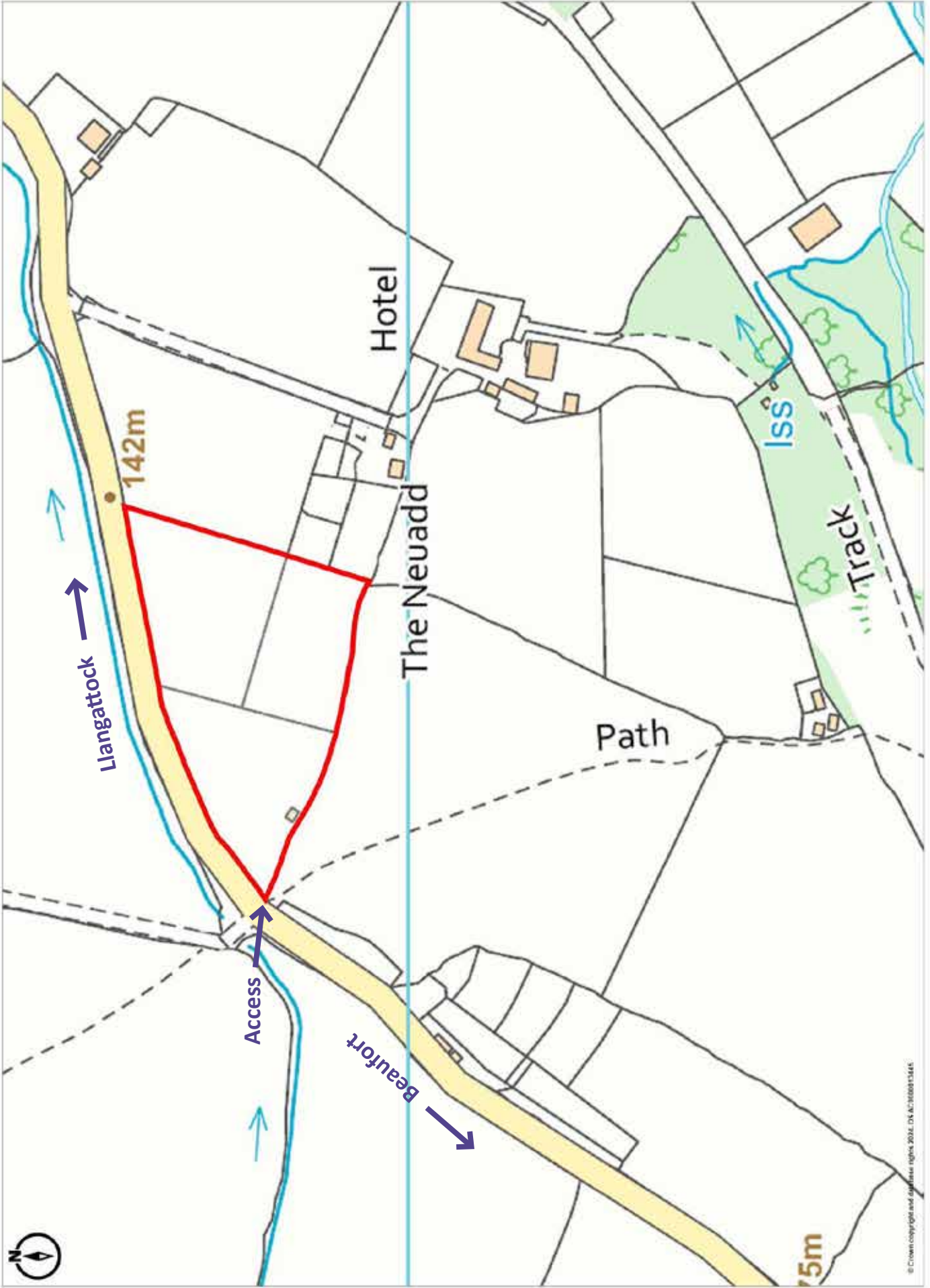
Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
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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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