



FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD)

Thursday, 3rd October 2024 at 6pm at The Priory Centre, Abergavenny NP7 5ND

BARN AND FIELD AT FFOREST COALPIT, ABERGAVENNY, NP7 7LH

Redundant Stone Barn and adjacent paddock, in all extending to approximately 1.16 acres.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726



Like us on Facebook
Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



BARN AND FIELD AT FFOREST COALPIT, ABERGAVENNY, NP7 7LH

A rare opportunity to acquire a redundant traditional stone barn together with adjacent paddock extending to approximately 1.16 acres.

- **Redundant traditional stone barn, prime for redevelopment (STPP)**
- **Adjacent paddock extending to approx. 1.16 acres**
- **Located in a sought-after location within the Brecon Beacons National Park**
- **No planning history at the site and a blank canvas for future use**
- **Desirable location with a plethora of walks and recreational activities in the locality**
- **The barn is Grade II listed.**

DESCRIPTION

A traditional stone barn and paddock ideal for conversion (STPP) to a residential dwelling, holiday let or business/recreational use in the Brecon Beacons National Park. Located approximately 3 miles North of Abergavenny between the hamlets of Bettws and Forest Coalpit.

The stone barn has no planning history to date and provides a blank canvas for the potential buyer to explore a wide range of potential future uses.

The adjoining paddock provides access and privacy and space for future re-development in a stunning and peaceful location.

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. Please ensure you park considerately whilst viewing the property and take care not to block the access to adjoining properties.

DIRECTIONS

From Abergavenny, proceed onto Old Hereford Road towards Pantygelli, after approximately 2 miles and having passed The Crown, Pantygelli Restaurant, turn left for Bettws/Forest Coalpit. The property can be found on the right after approximately 1 mile.



boils.original.tracks

SERVICES

None.

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Public Auction on Thursday 3rd October 2024 (unless previously sold). 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.

AGENT'S NOTES

If it is your intention to attend the auction to bid for the lot, please telephone/email the Auctioneer's Office on the day of the sale to check availability.

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

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. The Purchaser will be required to erect stockproof fences to a specification agreed by the Vendor's agent.

PLANS, AREAS AND 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 of mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

HEALTH & SAFETY

ALL VIEWERS MUST EXERCISE EXTREME CAUTION WHEN VIEWING THE BARN. 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.

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

LOCAL AUTHORITY & PLANNING AUTHORITY

Brecon Beacons National Park, Plas y Ffynon, Cambrian Way, Brecon LD3 7HP. www.beacons-npa.gov.uk
Tel: 01874 624437

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams, Eifion Morgan or Sally Bigley

VENDOR'S SOLICITOR

David Lloyd, Gabb & Co. Solicitors,
Old Bank Chambers, Beaufort Street, Crickhowell, NP8 1AD.
Tel: 01873 810629
Email: david.lloyd@gabb.co.uk



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.

Williams
Associates
chartered surveyors

The Old School, The Bryn,
Penpergwm, Abergavenny,
Monmouthshire. NP7 9AH

Tel: 01873 840726

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk