



# FOR SALE BY INFORMAL TENDER

Badgers Brook, Llanellen, Abergavenny, Monmouthshire, NP7 9LB

Guide Price £75,000



Situated in a rural location above the village of Llanellen and within the Brecon Beacons National Park / Bannau Brycheiniog, is a plot of land just under one acre which has been granted permission for a certificate of lawful use or development. The plot has a stream running through and is shielded from the neighbouring farmhouse and barn. The certificate of lawfulness extends to the siting of a single touring caravan in connection with the use of the land for recreational camping for family members and friends and the wooden open fronted storage shed.

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- \* Offered by Informal Tender with closing date of 31st March 2025
- \* Just under one acre
- \* Rural location within the Brecon Beacons National Park / Bannau Brycheiniog
- \* Certificate of Lawfulness for a touring caravan
- \* Information pack available from agent
- \* Viewings by appointment with agent



## LOCATION

The land is located along a rural lane circa 2.5 miles above the A4042 situated above the village of Llanellen. The location offers an idyllic, rural setting, perfect for mountain walks, horse riding and generally enjoying the outdoors. The village of Llanellen, although rural, it is within 1.5 miles of the A4042 which links to the A40/A449 which in turn link to the M4/M5 and M50 Motorways. The village of Llanellen has a delicatessen and coffee shop and a village hall where local events take place. Located on the mountain, some 2 miles away, is a local public house, the Goose & Cuckoo which is a community hub. The nearby historic town of Abergavenny offers a wider range of shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. There is also a leisure centre with swimming pool, a cinema, theatre and the area is renowned for its many high quality restaurants.

## DIRECTIONS

Directions available from agent.

## TENURE

Freehold.

## LOCAL AUTHORITY

Monmouthshire County Council.

## SERVICES

We understand that there are no services connected to the land.

**Broadband:** Not yet available. Please make your own enquiries via Openreach.

**Mobile:** EE and Three are likely to be available both indoors and outdoors, 02 and Vodaphone are likely to be available outdoors. Please make your own enquiries via Ofcom.

## AGENT'S NOTES

Please note that the logs in the photographs will be removed prior to the sale.

## TITLE

The land is registered under Title Number CYM852243 - a copy of which is available from Parrys.

## INFORMATION PACK

An Information pack is available from the Agent. This is not a legal pack and any offers made are not legally binding on the buyer or the seller. Please request a copy together with a form to submit a bid under Informal Tender.

## MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property:

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

## FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

## AGENT'S NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.