



DIRECTIONS

SERVICES

MAINTENANCE AND SERVICE CHARGE

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

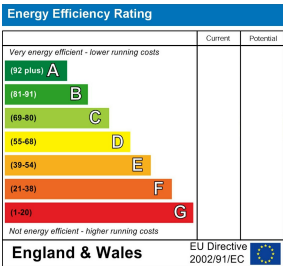


BOWDENS FARM BARN PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3AA



£400,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk



DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon and Co. are pleased to offer for sale this detached stone-built barn occupying a convenient location along a rural lane, just off the A48 at Penhow and also offering links to the nearby village of Magor with road access to the M4/M48 motorway junction.

The property has been used as an agricultural building for many years and is in need therefore of improvement and updating but offers potential for offices or commercial purposes (subject to necessary planning consent).

Please contact the Agent for further details.

