



Price Guide £50,000

Llangenny nr Crickhowell NP8 1HD

The land comprises of approximately 4.639 acres of land in a single enclosure. The land has been unoccupied for several years and albeit formerly used as agricultural land it has in recent years been allowed to return to nature with some semi-mature and immature trees growing. The land is gently sloping and offers opportunity to be returned to agriculture or to be managed for ecological, forestry or amenity use.

## SITUATION

The property is situated in a rural location to the south of Llangenny in between Llangenny and the Army Range at Cwrt-Y-Gollen. It is situated approximately 2.2 miles from Crickhowell and approximately 4.4 miles from Abergavenny.

## BRIEF DESCRIPTION

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W3W://scary.operation.snails

## ACCESS

The land enjoys rights of access at all times and for all purposes through the adjoining field as shown in brown on the plan attached.

## TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

## PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

## SERVICES

There are currently no services to the property.

## BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks

## DEVELOPMENT CLAWBACK

The land is offered for sale free of any development clawback provision.

## WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exists over the same of for the benefit of same, whether mentioned in these particulars or not.

## GUIDE PRICE

£50,000

## FURTHER DETAILS & VIEWINGS

The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. Please note that the access to the land is across neighbouring land in third party ownership and we therefore request that respect is shown to the neighbouring property owner by shutting and closing all gates and having regard to any livestock grazing the land. If you have any questions, please contact Robin Jones of Watts and Morgan LLP by telephone; 01446 774152 or by email; [robin.jones@wattsandmorgan.co.uk](mailto:robin.jones@wattsandmorgan.co.uk)

## HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

## PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency



## Bridgend

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## Cowbridge

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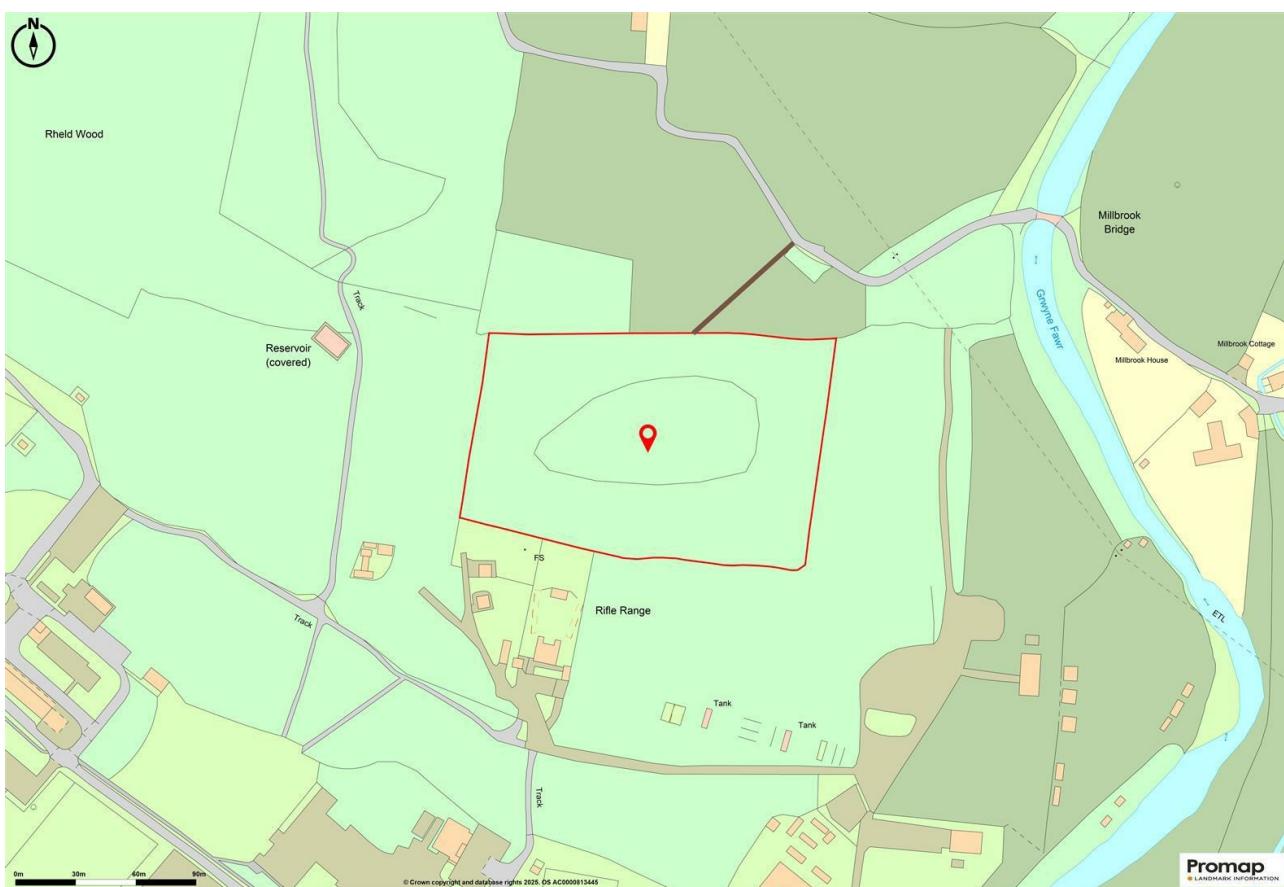
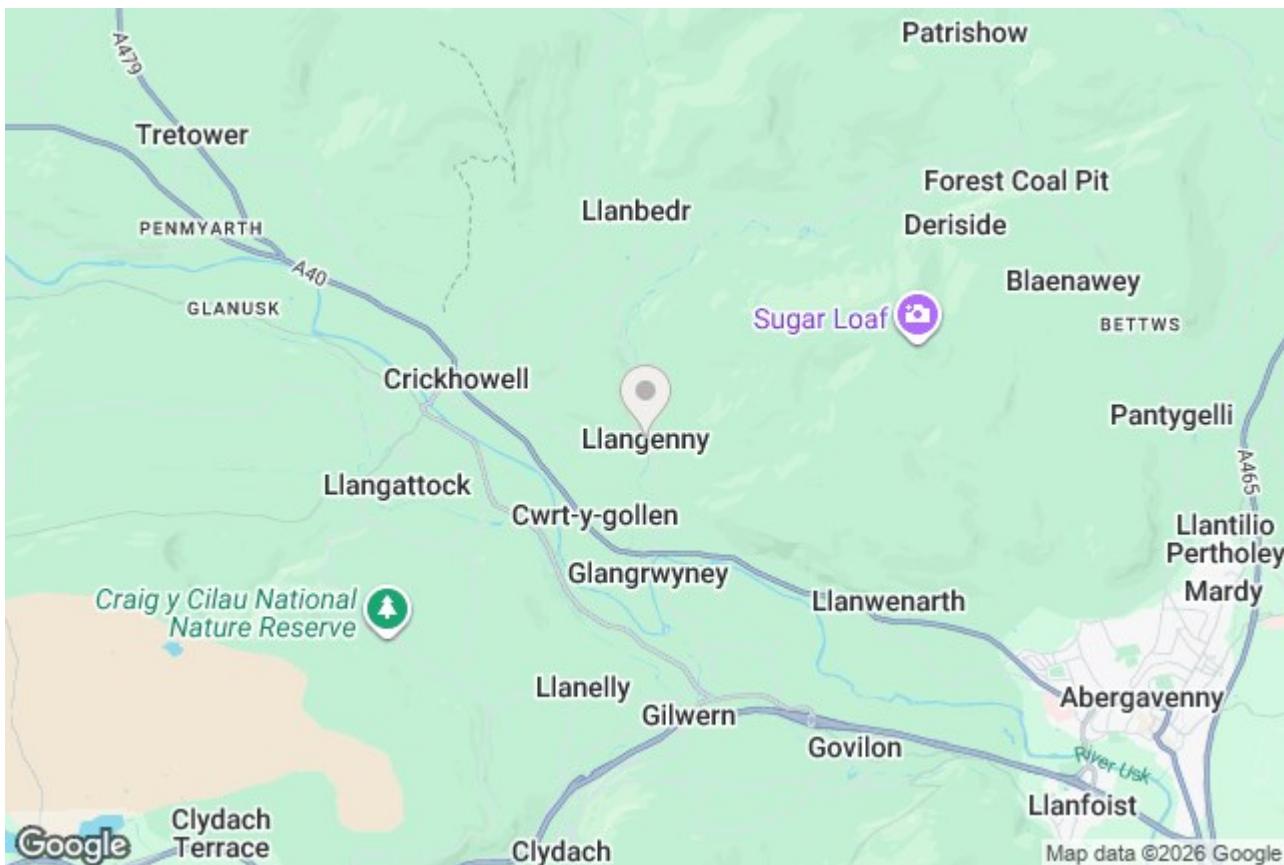
## Penarth

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## Follow us on





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