

J. STRAKER, CHADWICK & SONS

ESTABLISHED 1872

Auctioneers, Valuers, Surveyors, Land & Estate Agents

DINAS LAND, CEFN CANTREF, BRECON

On instructions of Mr & Mrs GM & CM Taylor



An excellent parcel of Agricultural Accommodation land, extending to some 42 acres or thereabouts (tbv). A rare opportunity to acquire a productive block of land with good roadside access. Versatile enclosures, natural water, sheep handling pens. Great position overlooking Brecon. Of interest to agricultural, equestrian, investment or amenity purchasers.

FOR SALE BY PRIVATE TREATY

Guide Price: In excess of £300,000

The Auction Rooms, Tiverton Place, Abergavenny, Monmouthshire, NP7 5PN

Telephone: 01873 852624

Email: lyndon@strakerchadwick.co.uk

TENURE

The property is freehold and vacant procession will be given on completion.

BASIC PAYMENT SCHEME

No BPS Entitlements are included in the sale.

VIEWING

By appointment through the agents at any reasonable times.

The land is currently vacant.

GUIDE PRICE

Offers are invited 'In Excess of £300,000'

RIGHTS & EASEMENTS

The Property is sold subject to, and with the benefit of all existing rights of way, whether public or private, including 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 waste, 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 Authority.

METHOD OF SALE

Private Treaty

PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error of misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

DIRECTIONS

See location plan below or follow ...

 **what3words**

nametag.grinders.boating

SOLE AGENT

J. STRAKER, CHADWICK & SONS

THE AUCTION ROOMS

TIVERTON PLACE

ABERGAVENNY

MON, NP7 5PN

TEL: 01873 852624

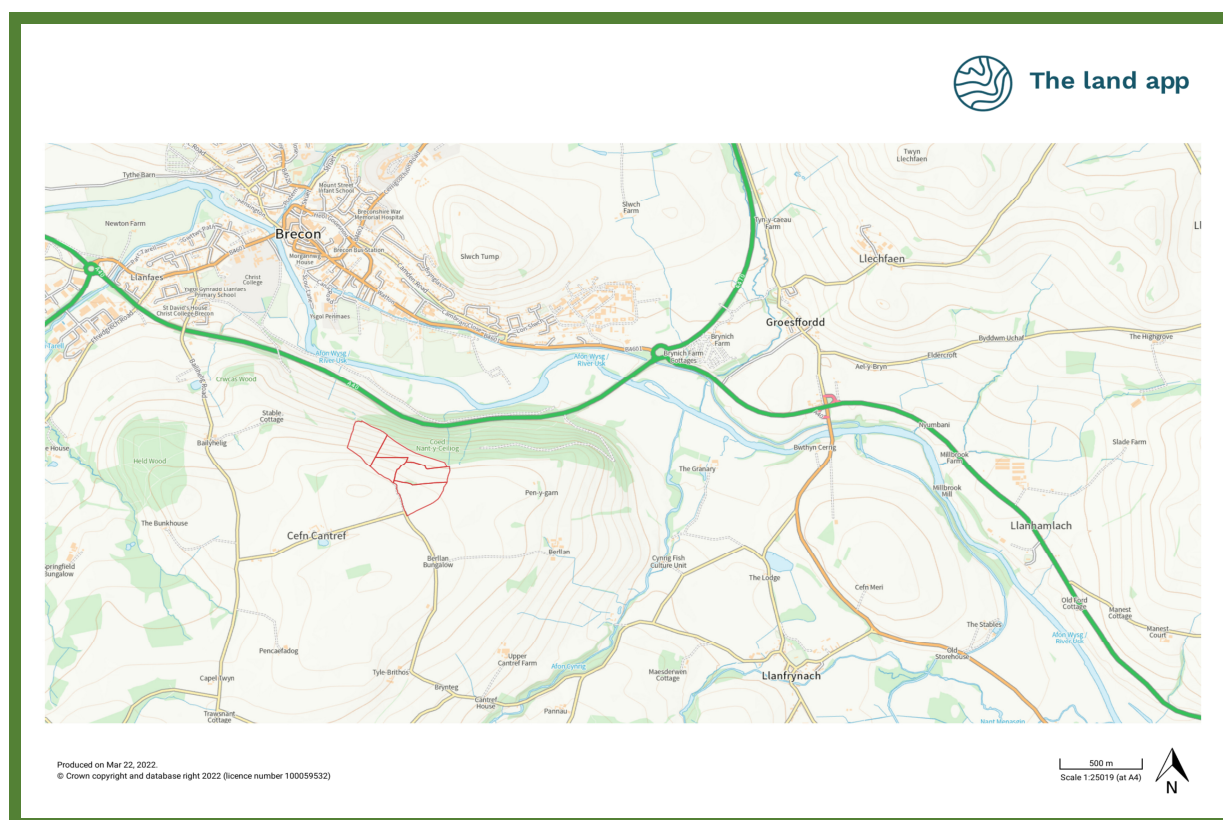
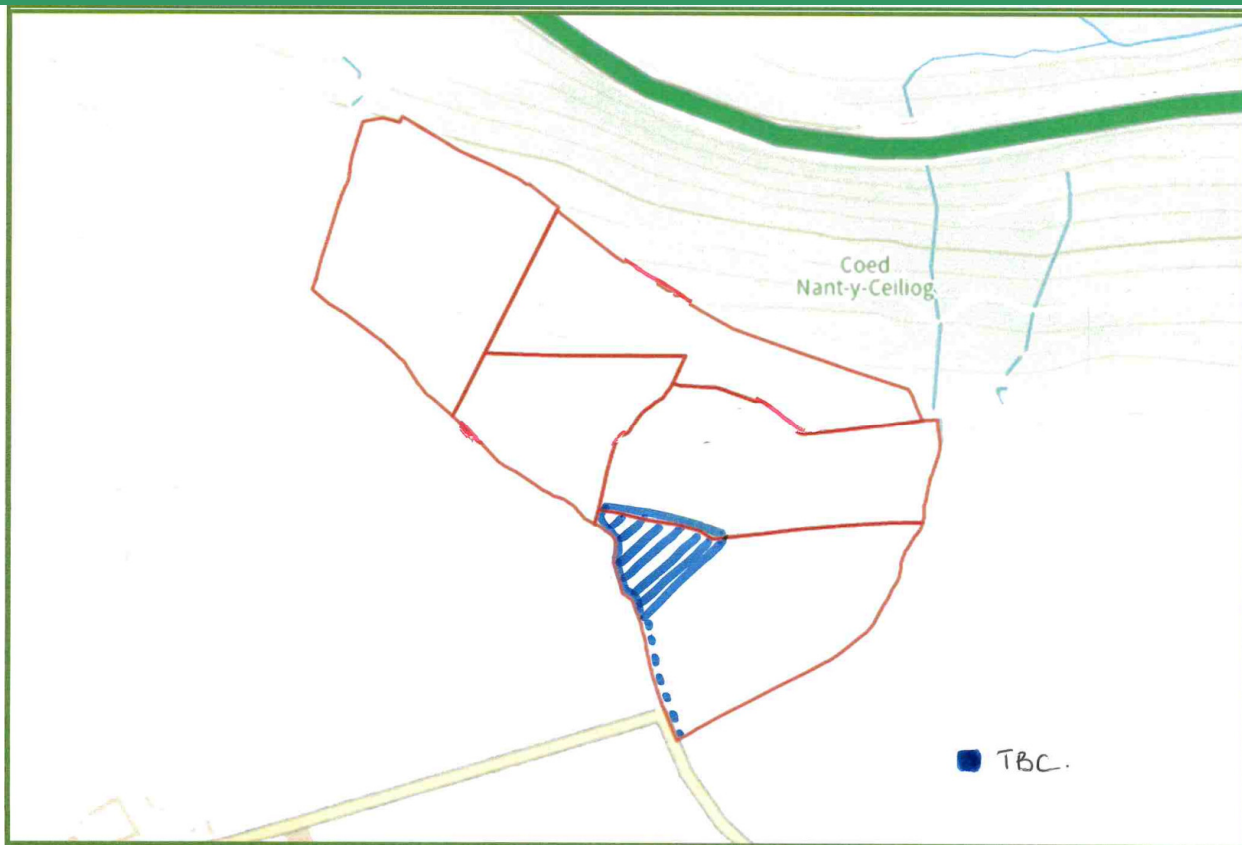
Email: lyndon@strakerchadwick.co.uk

Contact: Lyndon Trumper (07774 644723)

NOTE: The hatched area on the plan is not included in the sale, and a right of way over the access

(along dotted line) will be retained by the Vendors. A final plan and area will be added following Survey.





NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY
CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

J. Straker, Chadwick & Sons for themselves and for the Vendors of this property whose Agents they are give notice that:

1. These particulars do not constitute any part of an offer or a contract.
2. All statements contained in these particulars as to the property are made without responsibility on the part of J. Straker, Chadwick & Sons or the Vendors(s).
3. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Vendor does not make or give, and neither J. Straker, Chadwick & Sons, or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

These particulars are issued solely on the understanding that all negotiations are conducted through the appointed Agents, J. Straker, Chadwick & Sons.