

J. STRAKER, CHADWICK & SONS

ESTABLISHED 1872

Auctioneers, Valuers, Surveyors, Land & Estate Agents

**LAND AT PONT Y SCIB, FOREST COALPIT,
NEAR ABERGAVENNY**

**On instructions of
The Administrators of Mr Peter Montague Lewis**



FOR SALE BY AUCTION

(unless sold previously)

ON

THURSDAY 28TH AUGUST

AT 6PM

**AT MONMOUTHSHIRE LIVESTOCK CENTRE,
BRYNGWYN, RAGLAN, NP15 2BH**

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

Telephone: 01873 852624

Email: lyndon@strakerchadwick.co.uk

SITUATION & DESCRIPTION

We are favoured with instructions to offer for sale 'by Auction', land around Pont Y Scib, Forest Coalpit, Abergavenny.

The land is now available in 6 lots and offers considerable potential for farmers, investors & leisure/amenity users, with its old meadows, natural water and ancient woodland, all in manageable sized enclosures.

Please Note: Lote 5a is 'sold subject to contract', prior to Auction.

TENURE

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

BASIC PAYMENT SCHEME

No BPS Entitlements are included in the sale.

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.

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

IMPORTANT NOTICE

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contained herein are made in good faith as an opinion and not by way of a statement of fact.

METHOD OF SALE

The Property is For Sale by Public Auction

RESERVE

The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the Office of the Auctioneers and Vendor's Solicitors, where they are available for inspection in the Saleroom half an hour prior to the Sale. They will not be read at the Sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

VENDORS SOLICITORS

ALUN JONES
MPG SOLICITORS
11 NEVILL STREET
ABERGAVENNY
NP7 5AA
TEL: 01873 857555

MONEY LAUNDERING

Prospective Purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the term of the Money Laundering Regulations. Examples of appropriate identification include both passport/driving licence and a recent household utility bill.

DIRECTIONS

See location plans

[what3words: **appealing.nutty.final**](#)

VIEWING

At any reasonable time but please notify the Agents.

SOLE AGENT

J. STRAKER, CHADWICK & SONS

THE AUCTION ROOMS

TIVERTON PLACE

ABERGAVENNY

MON, NP7 5PN

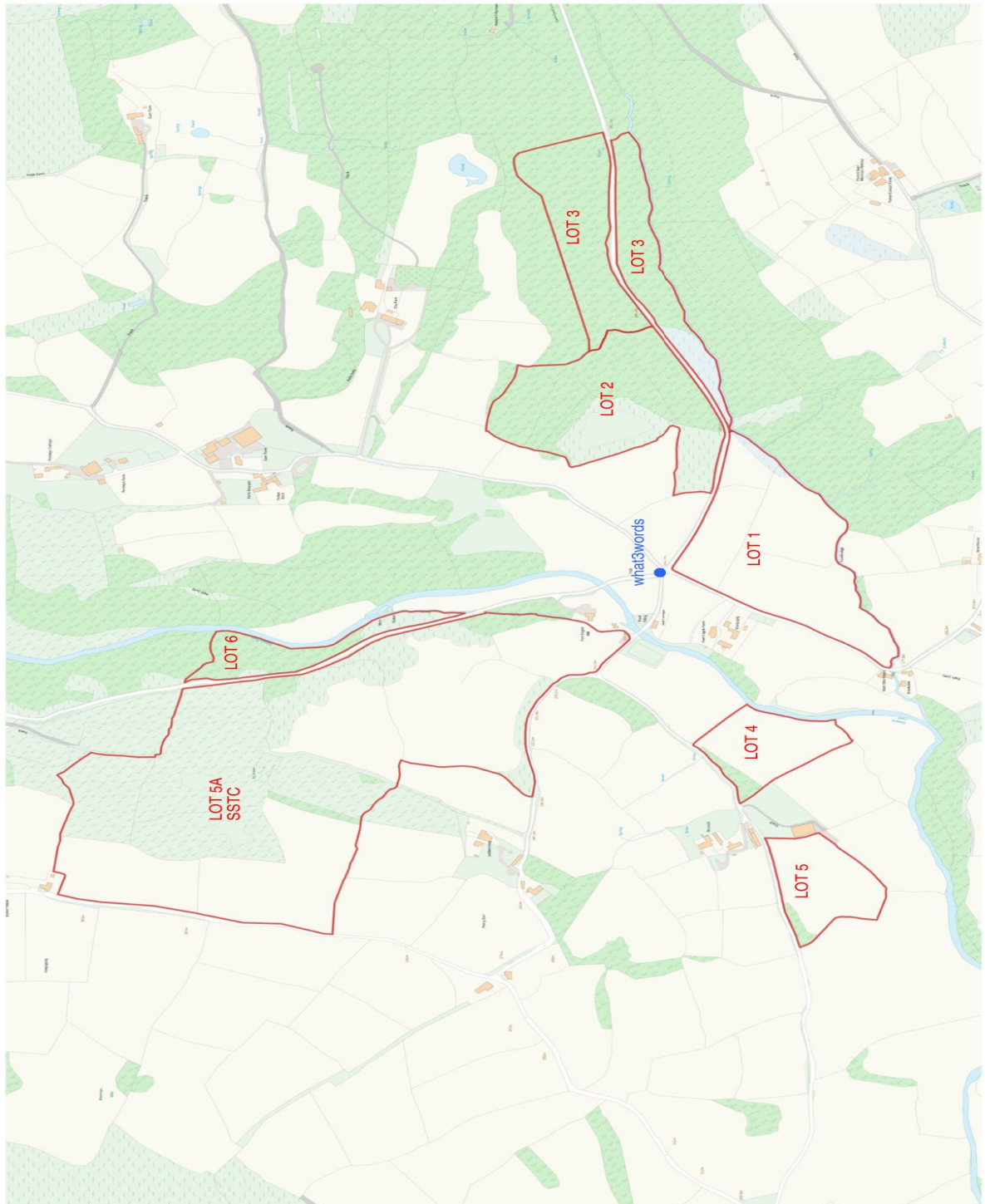
TEL: 01873 852624

Email: lyndon@strakerchadwick.co.uk

Contact: Lyndon Trumper (07774 644723)

LOCATION PLAN
LOTS 1-6, PONT Y SCIB, FOREST COALPIT

what3words: appealing.nutty.final



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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.

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See location plans

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THE AUCTION ROOMS

TIVERTON PLACE

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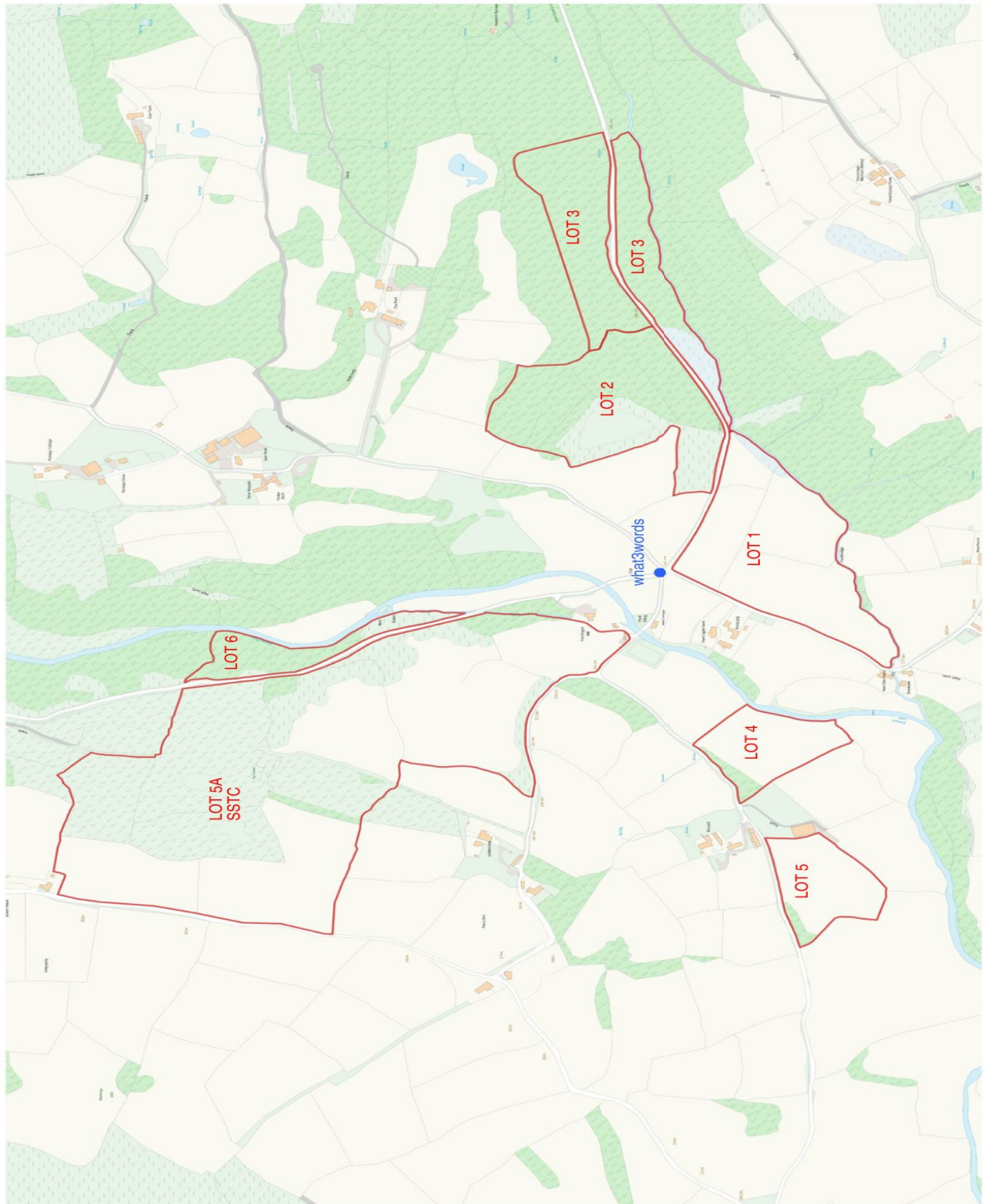
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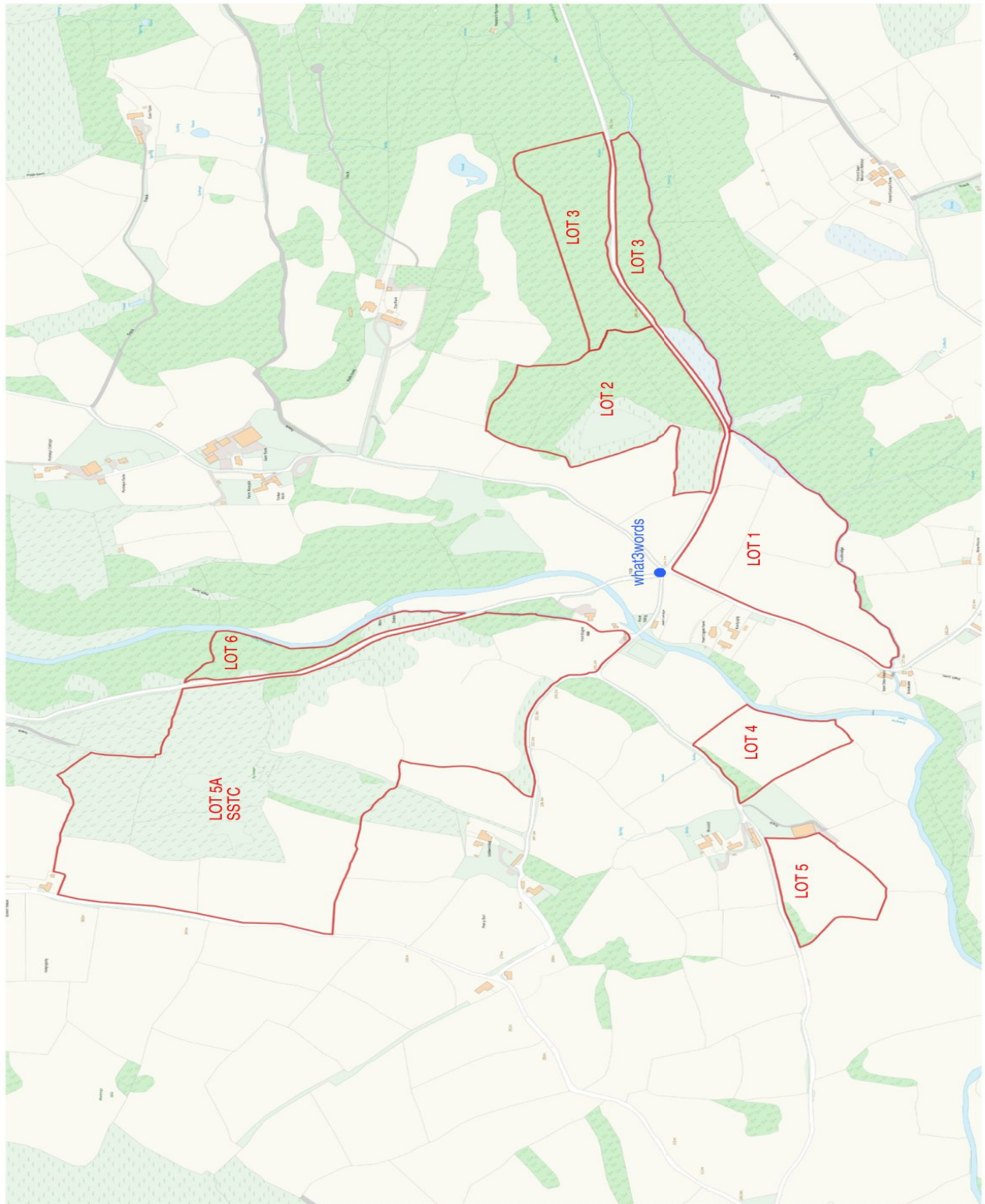
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