

J. STRAKER, CHADWICK & SONS

ESTABLISHED 1872

Auctioneers, Valuers, Surveyors, Land & Estate Agents

CROWFIELD LANDS, ABERGAVENNY

On instructions of Mr & Mrs T & M Merchant



An excellent parcel of Agricultural Accommodation land, extending to some 67.33 acres or thereabouts. Superb roadside access off the B4521 between Abergavenny & Brynigwenin. The productive grassland is conveniently divided into five manageable enclosures, with mains water and excellent sheep handling pens. Four enclosures are situated to the north of the B4521 adjacent to the Skirrid Car Park, with one enclosure on the southern side of the B4521.

FOR SALE BY INFORMAL TENDER

Guide Price: In excess of £450,000

**CLOSING DATE FOR TENDERS –
FRIDAY 29th APRIL 2022 AT 12 NOON**

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 £450,000'

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

The land is available by Informal Tender. Closing date for Tenders is **12 noon on FRIDAY 29th APRIL 2022.**



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**

issued.clocking.developer or
composts.twins.lunch

VENDOR'S SOLICITORS

ALISON MORGAN
MORGANS SOLICITORS
LION STREET
ABERGAVENNY
NP7 5PE
TEL: 01873 859993
alison@morgansabergavenny.co.uk

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)





The land app

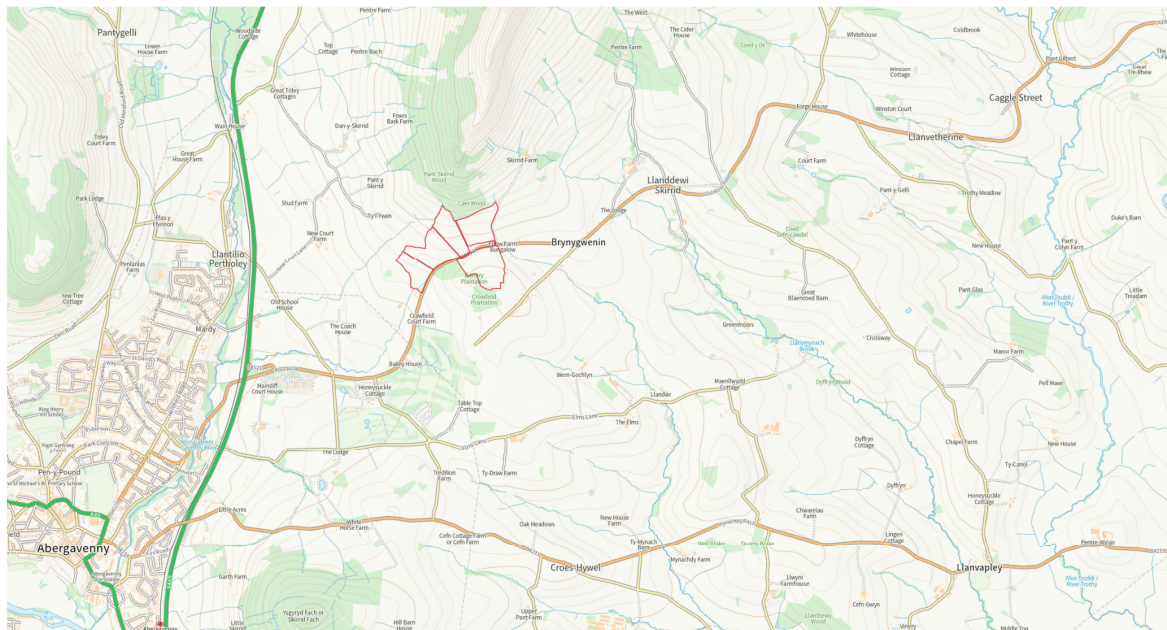


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100 m
Scale 1:5043 (at A4)



The land app



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500 m
Scale 1:29980 (at A4)



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.

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Auctioneers, Valuers, Surveyors, Land & Estate Agents

Auctioneers, Valuers, Surveyors, Land & Estate Agents

Email address

I/WE tender as below:

£ _____

In words (_____ pounds)

Please Confirm Your
Solicitor's Name & Contact details _____

TELEPHONE NUMBER _____

MONEY LAUNDERING

As a result of anti-money laundering legislation, all persons submitting a tender should include a copy of the following documentation:-

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

SIGNED _____ DATE _____

Please Note: The Vendor reserves the right not to accept the highest offer, or any offer, put forward.

THE AUCTION ROOMS, TIVERTON PLACE, ABERGAVENNY, MONMOUTHSHIRE NP7 5PN
TEL: 01873 852624 **FAX:** 01873 857311 **E-MAIL:** lyndon@strakerchadwick.co.uk www.strakerchadwick.co.uk

LYNDON TRUMPER, M.R.I.C.S. F.A.A.V.

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