

# J. STRAKER, CHADWICK & SONS

ESTABLISHED 1872

Auctioneers, Valuers, Surveyors, Land & Estate Agents

## **CREGWITH LAND, LLANWENARTH CHURCH ROAD,** **ABERGAVENNY**



### ***SITUATION & DESCRIPTION***

A rare opportunity to purchase a traditional stone built agricultural barn and some 3.44 acres or thereabouts of agricultural land, in the heart of the Usk Valley and close to the River Usk. The property benefits from easy access from nearby Abergavenny & Crickhowell from the A40. The land is easily manageable and benefits from mains water supply.

It is currently divided into three useful enclosures and is offered with Vacant Possession upon Completion.

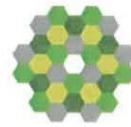
Note: We are advised that there is a right of way over the access track for the benefit of the adjoining land owner.

### **FOR SALE BY TENDER**

**GUIDE PRICE: IN EXCESS OF £50,000**

HM Land Registry  
Official copy of  
title plan

Title number **CYM280360**  
Ordnance Survey map reference **SO2714NW**  
Scale **1:2500**  
Administrative area **Monmouthshire / Sir  
Fynwy**



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**INFORMAL TENDER - SUBJECT TO CONTRACT**

**CREGWITH LAND,  
LLANWENARTH CHURCH ROAD,  
NEAR ABERGAVENNY**

**APPROX 3.44 ACRES**

**GUIDE PRICE – IN EXCESS OF £50,000**

**OFFERS TO BE RECEIVED BY -  
FRIDAY 26TH MAY 2023 AT 12 NOON**

Name

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ POSTCODE \_\_\_\_\_

Telephone Number

\_\_\_\_\_

Email address

\_\_\_\_\_

PTO

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](mailto:lyndon@strakerchadwick.co.uk) www.strakerchadwick.co.uk

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

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