



# Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

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## *Unexpectedly Back on the Market -*

In the County of Monmouthshire,  
Located on the very edge of Abergavenny, enjoying convenient access from a council-maintained lane, situated only a little over 200 yards from the main A40 Abergavenny to Brecon Road, close to the Brecon Beacons National Park and commanding excellent outlooks over the town under the backdrop of the renowned Bloreng Mountain.

### Sale Particulars of:

Approximately **7.08 ACRES** (2.865 hectares) of Freehold

## **VALUABLE PASTURE LAND**

Pentre Road, Abergavenny.



## **LOWER MEADOW, ORCHARD HOUSE LANDS**



These Particulars do not constitute any part of an offer or a contract. All statements contained therein are made without responsibility on the part of Nigel Ward & Co. or the vendors, and are not to be relied on as statements or representations of fact. Intending Purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These Particulars are supplied on the understanding that all negotiations are conducted through this office.

**THE LAND**

comprises one enclosure and has a convenient gated access directly off Pentre Road, the public highway skirting its southern boundary, which also forms the limit of the popular residential western part of the town. The land, which has a principally south-south-westerly aspect, is gently sloping, running from approximately Nigel Ward 220 feet to 260 feet above mean sea level, it is enclosed by a combination of hedges and fences with one well-established Ash tree on its eastern fringe. The soil is predominantly a medium loam of good depth and as such lends itself to a variety of cropping possibilities. The field is currently down to productive grassland but could be equally well suited to arable cropping. The land comprises as follows:

<u>O.S. No.</u>	<u>Description</u>	<u>Hectarage</u>	<u>Acreage</u>
5919	Pasture	2.865	7.08

**RIGHTS OF WAY, EASEMENTS, WAY-LEAVES, ETC.,** The land is sold subject to and with the benefit of any rights of way, easements, wayleaves, etc., which exist. In particular, it will be noted that electricity cables traverse the land and a water pipe is known to run under the land parallel to the western boundary, this supplying Orchard House, located to the north. There is currently no mains water supply connected to the land, but in 2011 the current owner had a quotation from Welsh Water for a connection from a water main situated in Pentre Road.

**SINGLE FARM PAYMENT** No entitlements are being included in the sale of the land.

**INGOING VALUATION** All ingoing tenant-right matters are included in the sale and will not thus be charged to the purchasers. The purchasers shall buy the land in its current condition and no claim for dilapidations or other matters shall be entertained.

**TENURE** Freehold.

**UPLIFT CLAUSE** An uplift clause covering development applies to the land, this being at a level of 25% and enduring for a period of 25 years from October 2011. The field is located outside the boundary of the Brecon Beacons National Park, adjacent to a developed area of Abergavanny town. The land being sold is understood to currently be situated outside the town development boundary, but; with the apparently unsatiated demand for dwellings both county-wide and nation-wide, there would appear to be at least some likelihood that the land could be considered suitable for development at some time in the future.



**AGENT'S  
REMARKS**

The sale of Lower Meadow provides prospective purchasers with the seldom arising opportunity to buy a little piece of Wales, which with its slightly elevated topography provides lovely outlooks over the town under the ever-changing backdrop of the surrounding hills. Whether to commence a small-scale farming enterprise, to become self-sufficient or simply possess to enjoy as recreational or amenity land, the field should prove most therapeutic.

**VIEWING**

Persons in possession of the sale particulars and plan may inspect the land at any reasonable time, but please remember the country code and leave gates as you find them. Any persons viewing the land do so at their own risk.

**PRICE**

Offers over £150,000 invited.

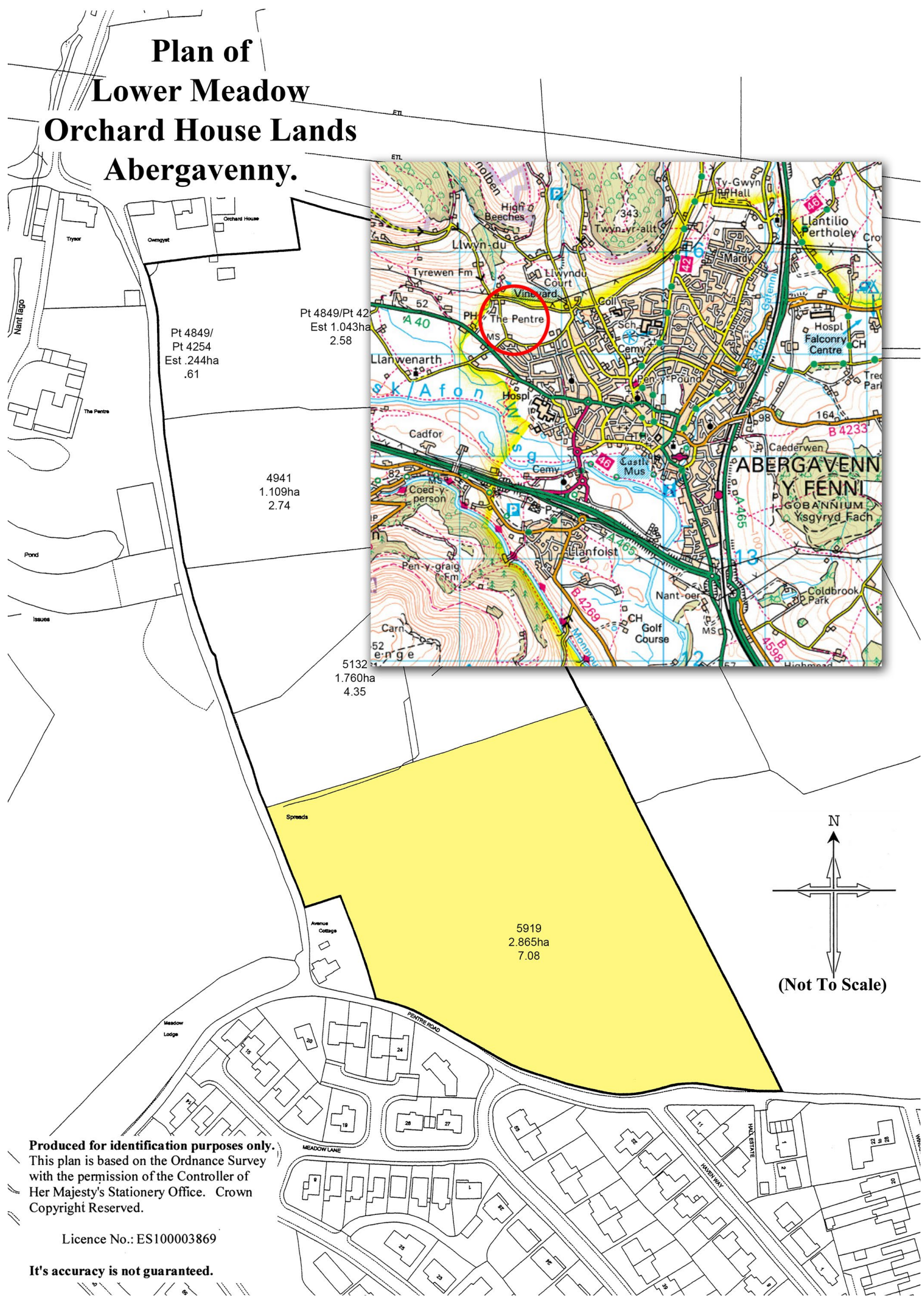
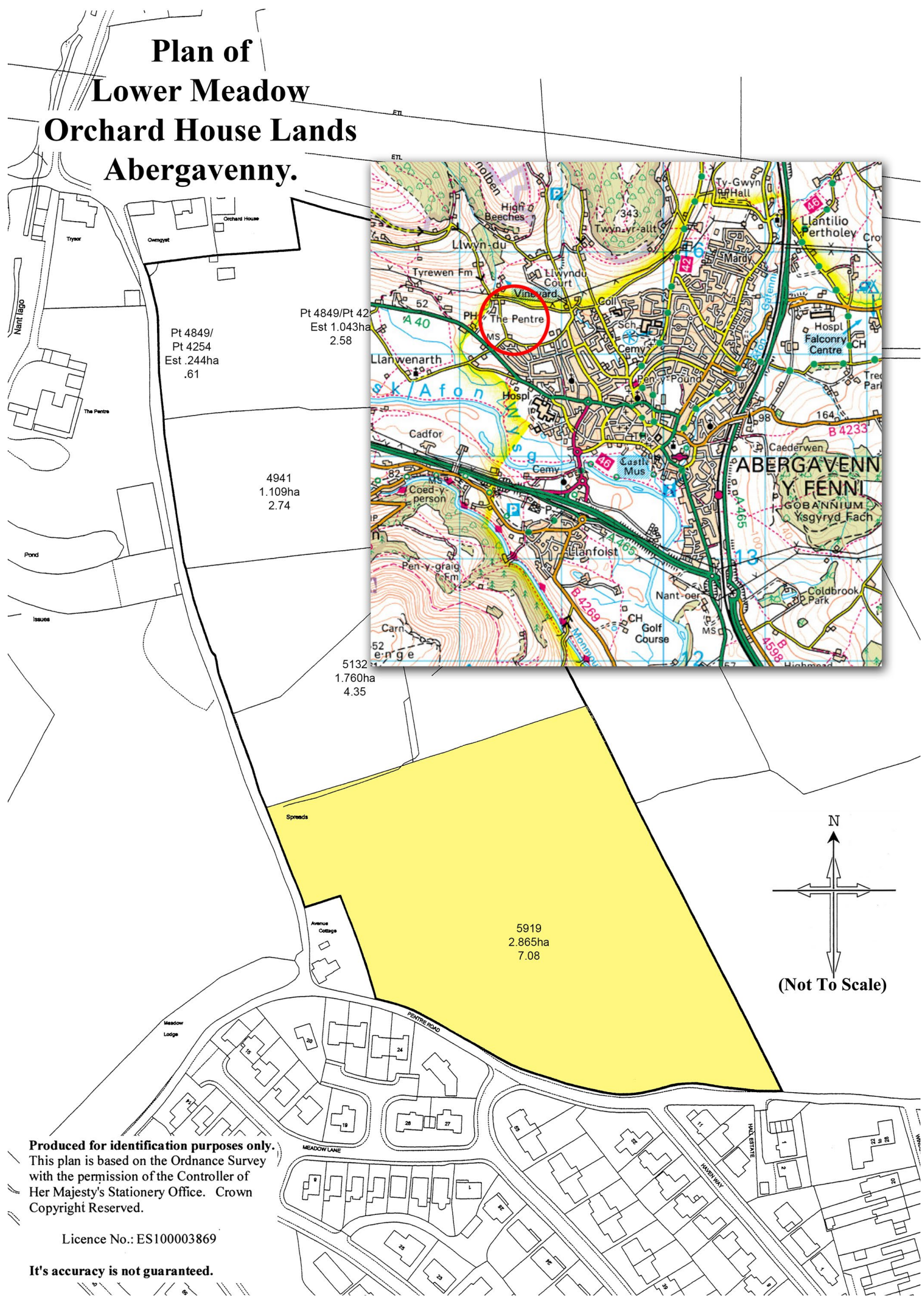


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**IMPORTANT NOTICE** Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the land.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The Plan is based upon Ordnance Survey Maps, amended by the Auctioneers and is produced for the convenience of purchasers only. It, the particulars of the land and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.
- e. In the case of any inconsistency or variation between these particulars of the land and the Special Conditions of Sale and Sale Contract, the latter shall prevail.



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# Plan of Lower Meadow Orchard House Lands Abergavenny.

Pt 4849/  
Pt 4254  
Est .244ha  
.61

Pt 4849/Pt 4254  
Est 1.043ha  
2.58

4941  
1.109ha  
2.74

5132  
1.760ha  
4.35

5919  
2.865ha  
7.08

The Pentre

Llanwenarth

Cadfor

Coed-y-person

Pen-y-graig Fm

Carn

Meadow Lodge

Avenue Cottage

Pentre Road

Meadow Lane

(Not To Scale)

Produced for identification purposes only.  
This plan is based on the Ordnance Survey  
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It's accuracy is not guaranteed.

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Abergavenny Y Fenni  
GOBANNIUM  
Ysgyryd Fach

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