



Land at The North, near Monmouth, NP25 4QH
An attractive area of grassland and woodland
 About 14.15 acres in 2 lots
 For Sale by Private Treaty

Land at The Narth, Monmouth

Nearest postcode NP25 4QH

Trellech 2 miles • Monmouth 6 miles
Chepstow 12 miles (distances approximate)

An area of pastureland with a small area of woodland extending to about 14.15 acres in all.

It is being offered for sale in two lots –

Lot 1 – About 3.58 acres

Lot 2 – About 10.57 acres

It is in a very accessible location adjacent to the main lane that leads into the village.

The village is situated a short distance from the B4293 Monmouth to Chepstow road.

Services

Mains water is available nearby.

Basic Payment Scheme

No BPS Entitlements are included in the sale.

Environmental Scheme

The land is not covered by any environmental scheme.

Ingoing Valuation

There will be no ingoing valuation payable and no counterclaim for dilapidations, deduction or set-off.

Rights of Way

The purchaser of Lot 1 will have full rights of access over the area shaded pink which forms part of Lot 2 and jointly maintain thereafter.

Planning

The land is sold subject to the following uplift clause “If planning consent is granted for development of the land for anything other than agricultural or equestrian use within 25 years of the contract date, 40% of any increase in value will be repayable to the vendors or their successors in title”

Directions (nearest postcode NP25 4QH)

The land is adjacent to the main lane leading from Monmouth as you enter The Narth.

Mode of Sale

The property will be offered for sale by Private Treaty. These particulars are issued solely on the understanding that all negotiations are conducted through the agents Gwilym Richards & Co Ltd.

Viewing

By prior appointment with the agents. Prospective purchasers should be aware that inspections are made entirely at their own risk and that neither the vendor nor their agent accepts liability.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be available by separate negotiation. The condition of the equipment is not guaranteed, and no warranty or serviceability can be given by the vendor.

Sporting Rights

The sporting rights over the property are believed to be in hand and are included in the sale.

Timber

All growing and felled timber on the holding at date of completion is included.

Local Authority and Service Providers

Monmouthshire Council tel: 01633 644 644

Dwr Cymru Welsh Water tel: 0800 052 0145

Town and Country Planning

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come into force and also subject to any statutory permission or byelaws without any obligation on the part of the vendor to specify them.

Rights of Way and Easements

This property is sold subject to and with the benefit of all rights including rights of way (whether public or private), 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 water or gas or other pipelines whether referred to in these particulars or not.

Boundaries

Prospective purchasers shall be deemed (the property being available for inspection) to have full knowledge of the boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or ownership thereof.

Purchasers will be responsible for making good and/or erecting and maintaining stock proof boundaries of their respective property within one calendar month of completion.

Sale Plans, Areas and Schedules

These have been prepared for guidance only and no guarantee or warranty as to their accuracy is given or implied. The position of grid references have been moved for convenience. The scale is only approximate. The areas, field numbers and schedules are based on Ordnance Survey and the Rural Land Register details and are for reference purposes only. Prospective purchasers shall be deemed to have satisfied themselves as to the description of the property, and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given. In particular, no objection shall be taken by the purchaser to any variation in areas on the deeds.

Tenure and Possession

The property is offered with freehold tenure and vacant possession upon completion.

Important Notice

Gwilym Richards & Co Ltd give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared as a general outline for the guidance of prospective buyers only. They are intended to give a fair and overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information and descriptions contained herein (whether in the text, plans or photographs), is given in good faith as an opinion but should not be relied upon as being statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein approximate only.
4. The photographs appearing in these particulars show only a certain aspect and part of the property when taken. Certain aspects may have changed since the photographs were taken and it should not be presumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property that are not shown in the photograph.
5. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning.
6. The information given herein in these particulars is given without responsibility on the parts of Gwilym Richards & Co Ltd or their clients. These particulars do not form any part of an offer or contract. Neither Gwilym Richards & Co Ltd nor their employees have any authority to make or give any representation or warranties of whatever nature in relation to this property.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by any way of statement of fact.
8. No liability is accepted for any expenses incurred where the property may have been sold, let or withdrawn.
9. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of HMSO. Crown Copyright. All rights reserved. Licence No 100003759.
10. Plans are not scale and are for identification purposes only. are not scale and are for identification purposes only.

Photographs dated January 2018

Particulars dated September 2018