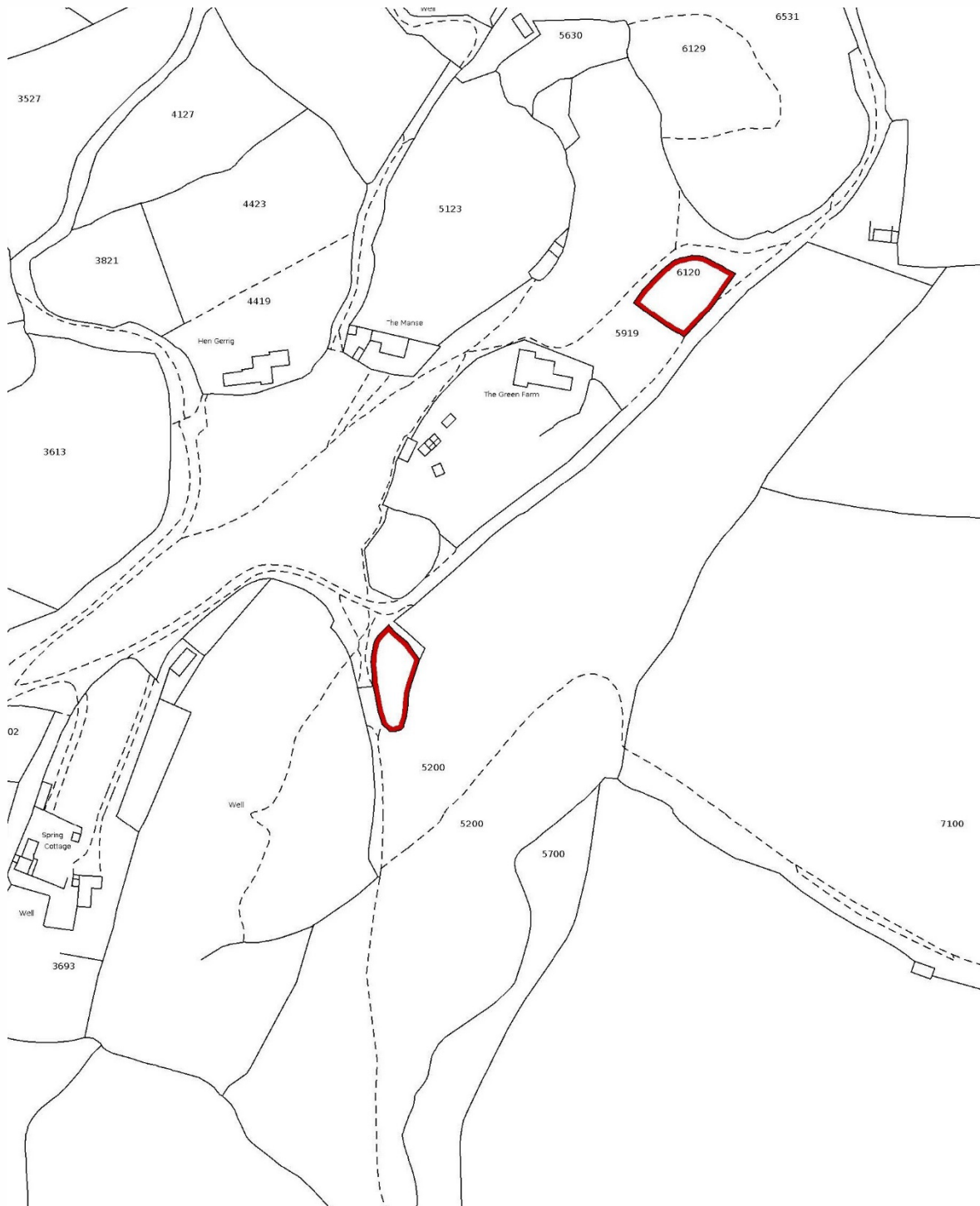


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The Estate Office, Pant Glas, Llanishen,  
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Also at Wotton-under-Edge, Gloucestershire.



rural chartered surveyors  
land and property agents



**Land at Pen-Y-Fan Green, Trellech, Monmouth, NP25 4RA**  
**Attractive areas of grassland and woodland overlooking the Wye Valley**  
About 0.31 acres as a whole or in two lots  
For Sale by Private Treaty

## Land at Pen-Y-Fan Green, Trellech, Monmouth Nearest postcode NP25 4RA

The North 1 mile • Trellech 2 miles • Monmouth 7 miles  
Chepstow 12 miles (distances approximate)

Two areas of pastureland and woodland with enormous amenity potential in a very accessible and idyllic location overlooking the Wye Valley extending to about 0.31 acres in all.

It is being offered for sale as a whole or in two lots –

Lot 1 – About 0.13 acres of pastureland

Lot 2 – About 0.18 acres of woodland

Both lots adjoin the lane leading from the desirable hamlet of Pen-Y-Fan Green.

The hamlet is situated a short distance from the larger settlements of The North and Trellech.

### Directions (nearest postcode NP25 4RA)

The land is adjacent to the north through lane leading from Pen-Y-Fan Green towards Whitebrook.

### What 3 Words

possible.fleet. jolt

### 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.

### Development Uplift Clause

There will be no development uplift clause.

### Fees

The Purchaser of each lot will be required to pay £1,000 plus VAT at the prevailing rate towards the Vendor's professional fees and costs.

### Method of Sale

The property will be offered for sale by Private Treaty as a whole or in two lots. Any offer accepted will remain 'subject to contract' until contracts are exchanged.

### Money Laundering

Please provide the following documentation with your offer

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

### 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 has 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 misstatement 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.

### 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.

### 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.

*Photographs dated February 2023*

*Particulars dated May 2023*