



FOR SALE

- FOR SALE BY MODERN AUCTION
- SUBJECT TO RESERVE PRICE AND RESERVATION FEE
- BUYERS FEES APPLY
- Small parcel of Agricultural & Woodland
- Approximately 3.5 Acres
- Access off Church Lane
- Outlook across the Vale of Usk

Land at Church Lane

Llanfoist, Abergavenny NP7 9NG

Guide Price £40,000 - £50,000

This land is for sale by Modern Method of Auction by iamsold LTD.

A small parcel of pasture and woodland extending to just under 3.5 acres that is located close to the centre of Llanfoist and the Monmouthshire and Brecon canal.

DIRECTIONS | From the B4244 Merthyr Road pass through the village of Llanfoist. Turn left onto Church Lane immediately opposite the turning to the village hall and garden centre. After passing the church yard the gated entrance to the land will be found on the right.

NB: Although vehicles can access the land through the gates when unlocked it is recommended that viewers park in the car park below the main road.

SITUATION | Conveniently located close to the centre of the village of Llanfoist and the Monmouthshire and Brecon canal, a useful parcel of pasture and woodland extending to a little under 3.5 acres in total. The Majority of the land is sloping pasture suitable for grazing by horses or farm livestock. There is a substantial belt of mature trees on the western boundary which adjoins the towpath of the canal. There is also a small, dilapidated timber and metal sheeted shed on the northern boundary. The land comprises all that shown on the plan edged red with the exception of the two small areas edged in green which have been removed from this title.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENT

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

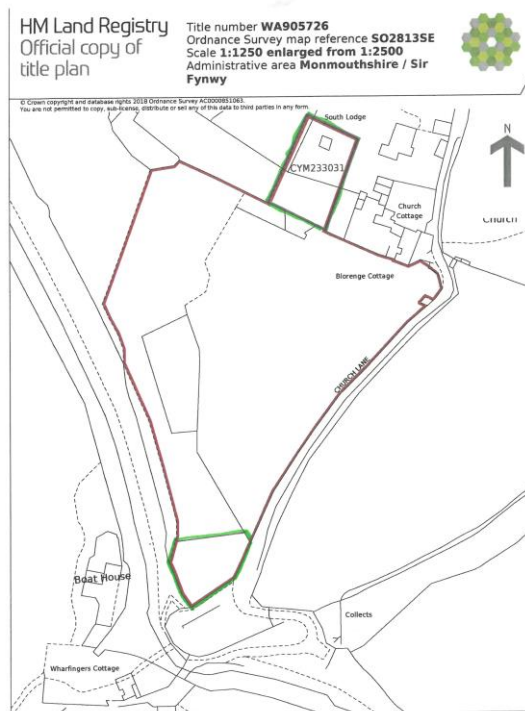
GENERAL

TENURE | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

WAYLEAVES AND EASEMENTS | The land is sold subject to existing easements and wayleave agreements.

SERVICES | Access to shared mains water supply.

REFERENCE AB488



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



PLANS AND PARTICULARS The particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.