

***SOUTH EAST POWYS***  
Brecon 6 miles. Abergavenny 12 miles.

AN OUTSTANDING AREA OF LEVEL ARABLE  
AND PASTURE LAND WITH EXTENSIVE FRONTAGE  
TO THE RIVER USK

situated at

**GILESTONE FARM  
TALYBONT-ON-USK  
LD3 7JE**

**144 ACRES**

**FOR SALE BY INFORMAL TENDER**

TO INCLUDE SUBSTANTIAL SINGLE FARM PAYMENT  
ENTITLEMENT

Tenders to be submitted by 12.00 noon on  
Thursday 18<sup>th</sup> June 2009

## **GENERAL REMARKS AND STIPULATIONS**

(which where applicable shall be deemed part of the Conditions of Sale)

### **SITUATION**

The property is well situated near to the village of Talybont on Usk in South East Powys. The market town of Brecon is some 6 miles distant and the town of Abergavenny 12 miles distant.

### **TO APPROACH**

From Brecon take the A40 Abergavenny road for about 6 miles and then turn right for Talybont-on-Usk. Proceed along this road for about half a mile, passing over the River Usk, and the entrance to Gilestone Farm will be found on the right hand side of the road.

### **TENURE**

The property is freehold and offered with vacant possession upon completion which is fixed for 1<sup>st</sup> September 2009.

### **FIXTURES AND FITTINGS**

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

### **SINGLE FARM PAYMENT**

The vendors will transfer to the purchaser, free of charge, 57 hectares of Single Farm Payment Entitlement as soon as possible after completion.

The 2008 value of this entitlement was 488 Euros per hectare.

### **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 to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### **MINERALS**

A development uplift clause will apply in relation to any future abstraction of sand or gravel on the property. The vendor will reserve 50% of the value of such rights in perpetuity. Further details are available from the Agents.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

**IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

**VENDORS SOLICITORS**

The Robert Davies Partnership, Wentwood House, Langstone Business Village, Priory Drive, Langstone, Newport, NP18 2HJ. Tel: 01633 413500.

**MODE OF SALE**

The property is offered for sale by informal tender. Tenders are to be submitted to the Agents Offices in a sealed envelope marked "Gilestone Tender" to arrive no later than 12 Noon on 18<sup>th</sup> June 2009.

**VIEWING**

Viewing may be undertaken at any reasonable time.

*PARTICULARS OF SALE*

**AN EXCELLENT AREA OF LEVEL RIVERSIDE  
ARABLE AND PASTURE LAND**

situated at

**GILESTONE FARM  
TALYBONT ON USK**

The property comprises an excellent area of level arable and pasture land contained within a ring fence. The land has extensive frontage to the River Usk and the soil is a deep alluvial loam which is highly productive and naturally free draining. At present about 100 acres are in arable cultivation.

The whole extends to about 144.05 acres as detailed in the following schedule:

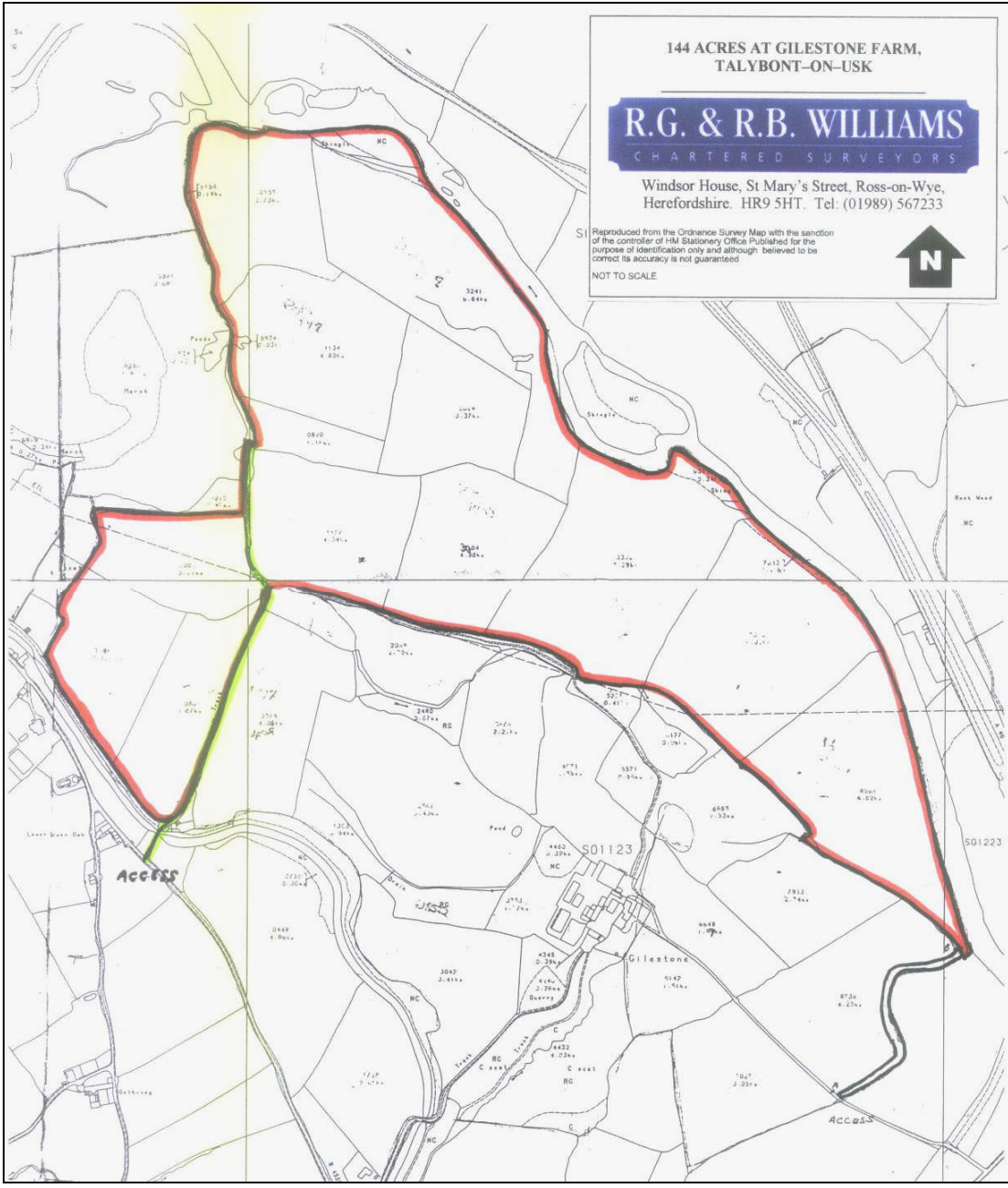
<b>OS No</b>	<b>Area</b>
9156	0.14
0155	3.73
9934	0.03
1134	4.83
0820	1.16
3024	3.37
3241	6.64
1107	4.34
3004	4.30
5302	7.29
6519	0.34
7013	0.19
8968	6.02
7300	6.39
7027 pt/8739	0.08 est
0002	3.11
7988	3.27
9080 pt	3.07

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58.30 Hectares  
144.05 Acres

**NOTE**

Prior to completion the vendor will erect a stockproof fence between points A and B and will also construct a culvert at point B to facilitate access to field No 8968.



144 ACRES AT GILESTONE FARM,  
TALYBONT-ON-USK

**R.G. & R.B. WILLIAMS**  
CHARTERED SURVEYORS

Windsor House, St Mary's Street, Ross-on-Wye,  
Herefordshire. HR9 5HT. Tel: (01989) 567233

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of the controller of H.M. Stationery Office Published for the  
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correct its accuracy is not guaranteed



NOT TO SCALE

**FORM OF INFORMAL TENDER – 144 ACRES AT GILESTONE FARM,  
TALYBONT-ON-USK**

**Informal Tenders Closing Date: 12 noon Thursday 18<sup>th</sup> June 2009**

**Subject to Contract**

I/We offer the sum of: .....

.....

(figures and words)

for the above property, freehold, with vacant possession.  
This is my/our best and final offer.

*Delete as appropriate:*

- My/Our position is:
1. Cash Purchaser(s) with finance available
  2. Finance required (no property to sell)
  3. Subject to sale of current property
  4. Other

**SOLICITOR DETAILS**

Name: .....

Address: .....

.....

**YOUR DETAILS**

Name: .....

Address: .....

.....

Tel No: ..... Email: .....

Signed: .....

This form is to be returned no later than 12 noon on Thursday 18<sup>th</sup> June 2009 to RG & RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire. HR9 5HT.  
Please mark the envelope: Gilestone Tender

NB – The Vendors do not bind themselves to accept this or any other offer whether higher or lower.