

MONMOUTHSHIRE

Monmouth 4 miles.

AN EXCELLENT AREA OF PASTURE LAND



situated at

**NEWCASTLE
MONMOUTH**

4.50 ACRES

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS AND STIPULATIONS

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

SITUATION

The property occupies a rural location close to the village of Newcastle in Monmouthshire.

The town of Monmouth is about 4 miles distant.

WHAT 3 WORDS

samplers:cared:reverses

DIRECTIONS

See attached location plan.

TENURE

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

OUTGOINGS

None disclosed.

LOCAL AUTHORITY

Monmouthshire County Council.

Tel: 01533 644644.

SERVICES

No services are attached to this land.

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.

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.

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 artist's 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.

VIEWING

Viewing may be undertaken at any reasonable time.

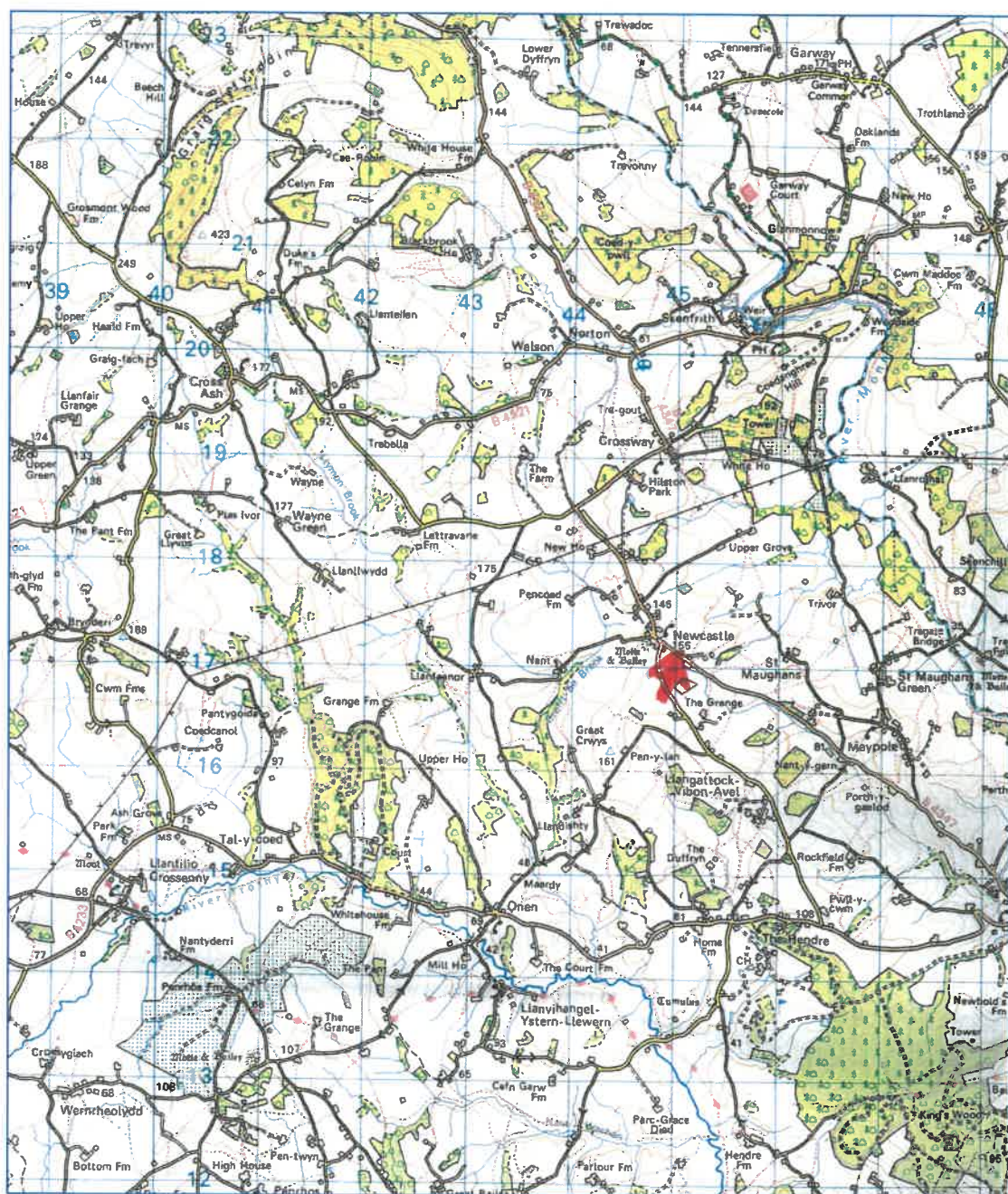
SOLE AGENTS

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

VENDORS SOLICITORS

MODE OF SALE

The land is offered for sale by private treaty.



PARTICULARS OF SALE

4.50 ACRES

EXCELLENT PASTURE LAND

at

**NEWCASTLE
MONMOUTH**



The property comprises an excellent area of pasture land with direct frontage to the B4347 road. It is principally divided into two well fenced enclosures.

The soil is a medium loam which is inherently productive.

The property includes a rendered concrete block and tiled **Double Garage/Store** with up and over doors.

The total area is about **4.50 Acres**.

