

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.

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.

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.

Tenure and Possession

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

Mode of Sale

The property is offered for sale by Private Treaty. These particulars are issued solely on the understanding that all negotiations are conducted through the Agents.

Viewing

Strictly by 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 Agents accept liability.

Anti-Money Laundering Regulations

In order to comply with current Anti-Money Laundering Regulations, all persons intending to bid for the property must provide two forms of identification— 1. Photo ID (e.g. current passport or driving licence) and 2. Residential ID (e.g. current utility bill).

Directions

The property is situated just off the road between the B4521 Old Ross Road and the B4233 Old Monmouth Road.

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.

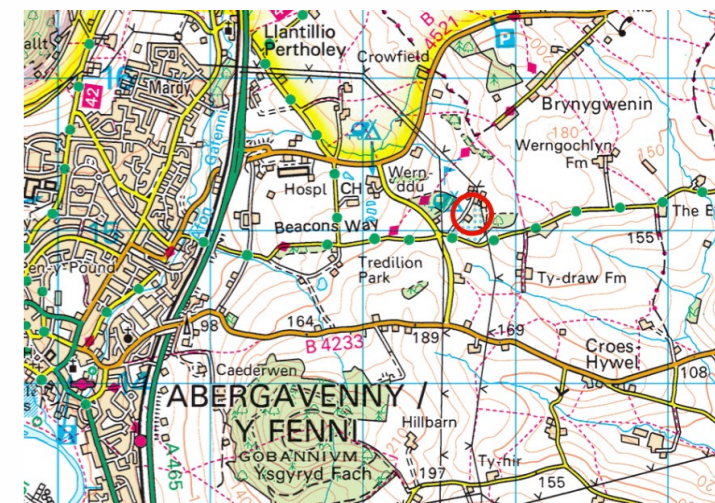
Photographs dated February 2021 (except aerial view), Fruit Summer/ Autumn 2020.

Particulars dated March 2021.



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The Estate Office, Pant Glas, Llanishen,
Chepstow, Monmouthshire NP16 6QQ
Also at Wotton-under-Edge, Gloucestershire.



Villa Salerno / Tredilion Fruit Farm, Abergavenny, Monmouthshire

A Stunning Location to Live and Work – A Rare Lifestyle Opportunity

A renowned fruit farm with bungalow, buildings and about 8.80 acres

For Sale by Private Treaty

**Villa Salerno / Tredilion Fruit Farm,
Llantillio Pertholey, Abergavenny,
Monmouthshire, NP7 8BG**

Abergavenny 2 miles • Monmouth 14 miles
Chepstow / Severn Bridge 25 miles

Villa Salerno is a modern 3 bedroom bungalow (AOC) with about 8.80 acres of top and soft fruit growing land and a range of outbuildings.

The late Pasquale Lenza had over many years established Tredilion Fruit Farm as a thriving concern renowned for its quality produce with regular clientele including well known national and local chefs.

The property sits in a sensational position providing stunning views of the Sugar Loaf, Skirrid and Blorenge mountains.

The popular market town of Abergavenny and renowned for its annual Food Festival is within two miles. Abergavenny has a diverse range of shopping including a large Waitrose food store, primary and secondary schooling, health, cultural and leisure facilities. Private schooling for boys and girls is provided by the Haberdashers at nearby Monmouth.

There are many country leisure pursuits close at hand – riding along the quiet lanes and bridleways, hunting with the Monmouthshire and racing at Chepstow and Hereford. Nearby are the river Usk for fishing, the Offa's Dyke footpath and the Brecon Beacons National Park.

The property is well positioned for commuters with the national road and rail networks close by.

The rich scenery, the high quality of life and the excellent transport links explains the popularity of this corner of Wales near the English border.



The Property

The original bungalow was built around 1964 and subsequently extended around 1975.

The bungalow is subject to an agricultural occupancy condition.

The bungalow has been well maintained and is in very good decorative order. It has double glazing throughout with central heating from a propane gas fired boiler.

The present living accommodation comprises –

- Side Entrance Porch
- Well Equipped Spacious Kitchen
- Large Sitting Room / Dining Room
- Front Entrance Porch
- Inner Hall
- Master Double Bedroom
- Double Bedroom
- Single Bedroom
- Bathroom & Shower Room

Within the curtilage of the bungalow are lawned areas with flower borders and a swimming pool (not heated).

Outside

To one side of the property there is a parking area, garage, storerooms, workshop, and a 3-bay machinery store. To the other side there is a store with adjoining lean to.

The Land

The south west facing land is planted with a variety of established fruit trees and soft fruit cropping areas.

The whole property totals about 8.80 acres.

Services

- Mains electricity
- Water – mains supply and private borehole
- Propane gas central heating
- Private drainage

Tractors, Machinery & Equipment

The tractors, horticultural machinery and equipment may be available by separate negotiation.

EPC F

Outgoings

Council Tax Band F

Local Authority and Service Providers

Monmouthshire Council Tel 01633 644644
Dwr Cymru Welsh Water Tel 0800 0520140
Western Power Electricity Tel 0800 096 3080

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.

Ingoing Valuation

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

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.

Ground Floor
Approx. 229.9 sq. metres (2474.2 sq. feet)



Total area: approx. 229.9 sq. metres (2474.2 sq. feet)

