



# Guide Price £75,000

Badgers Brook, Llanellen, Abergavenny, Monmouthshire, NP7 9LB



Situated in a rural location above the village of Llanellen and within the Brecon Beacons National Park / Bannau Brycheiniog, is a plot of land just under one acre which has been granted permission for a certificate of lawful use or development. The plot has a stream running through and is shielded from the neighbouring farmhouse and barn. The certificate of lawfulness extends to the siting of a single touring caravan in connection with the use of the land for recreational camping for family members and friends and the wooden open fronted storage shed.

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- \* Just under one acre
- \* Rural location within the Brecon Beacons National Park / Bannau Brycheiniog
- \* Certificate of Lawfulness for a touring caravan
- \* Information pack available from agent
- \* Viewings by appointment with agent



## LOCATION

The land is located along a rural lane circa 2.5 miles above the A4042 situated above the village of Llanellen. The location offers an idyllic, rural setting, perfect for mountain walks, horse riding and generally enjoying the outdoors. The village of Llanellen, although rural, is within 1.5 miles of the A4042 which links to the A40/A449 which in turn link to the M4/M5 and M50 Motorways. The village of Llanellen has a delicatessen and coffee shop and a village hall where local events take place. Located on the mountain, some 2 miles away, is a local public house, the Goose & Cuckoo which is a community hub. The nearby historic town of Abergavenny offers a wider range of shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. There is also a leisure centre with swimming pool, a cinema, theatre and the area is renowned for its many high quality restaurants.

## TENURE

Freehold.

## LOCAL AUTHORITY

Monmouthshire County Council.

## SERVICES

We understand that there are no services connected to the land.

**Broadband:** Not yet available. Please make your own enquiries via Openreach.

**Mobile:** EE and Three are likely to be available both indoors and outdoors, O2 and Vodafone are likely to be available outdoors. Please make your own enquiries via Ofcom.

## TITLE

The land is registered under Title Number CYM852243 – a copy of which is available from Parrys.

## AGENT'S NOTES

The vendor's solicitor will provide a basic legal pack. Offers will be accepted on the basis completion will take place within 28 days of the offer being accepted. The buyers' solicitor will need to confirm they are able to work to this timescale. All offers are subject to contract. Japanese Knotweed is on the site, the vendor has organised a Management Plan to be put in place.

Please note that the logs in the photographs will be removed prior to the sale.

## INFORMATION PACK

An Information pack is available from the Agent. This is not a legal pack and any offers made are not legally binding on the buyer or the seller. Please request a copy together with a form to submit a bid under Informal Tender.

## DIRECTIONS

Directions available from agent.

## MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property:

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

## AGENT'S NOTES - DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

Parrys are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.