



FOR SALE BY FORMAL TENDER LAND AT TY TRIST, TREDEGAR

Extending to approximately 62.58 acres, a useful block of upland pasture and woodland which can be accessed from the A4048. Of interest to landowners and farmers for grazing of livestock or Natural Capital and Biodiversity Enhancement opportunities.

TENDER DEADLINE: TUESDAY 30th JUNE 2026 AT 5PM

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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LAND AT TY TRIST, TREDEGAR

DESCRIPTION

The land which lies to the west of the A4048, extends to approximately 62.58 acres forming part of a useful block of upland pasture and woodland.

The land is made up of gently sloping permanent pasture land, along the Western edge and adjacent to the Common with steeper pasture land, scrub and established woodland to the east and south. Access is via a field gate directly from A4048.

There are no mains services connected to the land, although the land benefits from a number of natural water courses.

The land benefits from grazing rights onto the adjoining Common. See 'Common Rights' section below.

METHOD OF SALE

The property is offered for Sale by Formal Tender which must be received by 5pm on Tuesday 30th June 2026 at the Agent's Office.

Tenders must be submitted on the official Tender Form which can be obtained from the Vendor's Agent. Prospective purchasers will need to instruct their Solicitor to make a deposit of 10% of the purchase price within 5 working days of acceptance of an offer. Acceptance of the Tender by the Vendors will constitute the Exchange of Contracts. All intending purchasers are advised to view the Sales Contract prior to submitting a Tender. Copies of the Contract and Title documents are available from the Vendor's Solicitor.

Please note: A proportion of the vendor's legal costs for each lot will be borne by the successful purchaser.

DIRECTIONS

From A465 (Nant-y-Bwch interchange) head south on A4048, proceed through five roundabouts after approx. 3 miles, the land can be found on the right with direct access from the roundabout. A sale board is erected at the entrance of the land.



unsigned.sooner.resides

ACCESS

A Statutory Declaration has been entered into over the area shaded blue on the attached plan.

TENURE

Freehold with Vacant Possession on completion.

COMMON RIGHTS

Such grazing rights that the property is entitled to pursuant to Entry Number 10 under the commons register for CL9; and Such grazing rights that the property is entitled to pursuant to Entry Number 42 under the commons register for CL10.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, 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, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREAS & SCHEDULE

The land is registered with HM Land Registry under Title Number CYM697828 and CYM686190. These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the land and accordingly all individuals do so at their own risk.

LOCAL AUTHORITY

Blaenau Gwent
Municipal Offices, Civic Centre, Ebbw Vale, NP23 6XB
Email: info@blaenau-gwent.gov.uk
Telephone: 01495 311556

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property. Please include the following documentation with the formal tender:

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

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing. The property is currently leased on a Grazing Licence. Please ensure all gates are left as found and due care and attention is taken when viewing.

VENDOR'S SOLICITOR

RDP Law Ltd
Wentwood House, Langstone Business Village, Newport, NP18 2HJ
Tel: 01633 413500
Email: adrienne.brigden@rdplaw.co.uk
Contact: Adrienne Brigden

SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams or Sally Bigley

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

