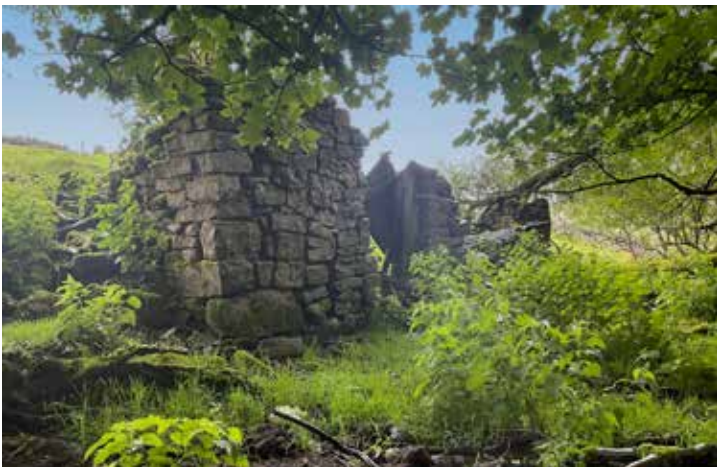




FOR SALE BY FORMAL TENDER

HEATHCOCK FARM, CWM TYSSWG, TREDEGAR, NP22 3BQ

Extending to approximately 1.28 acres of land with a range of outbuildings.

Of interest to landowners and farmers for grazing or Natural Capital and Biodiversity Enhancement opportunities.

TENDER DEADLINE: THURSDAY 6TH AUGUST 2026 AT 2PM

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

Tel: 01873 840726



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Williams Associates

Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



HEATHCOCK FARM, CWM TYSSWG, TREDEGAR, NP22 3BQ

DESCRIPTION

The property includes a range of stone outbuildings with land extending to approximately 1.28 acres, part enclosed by recently constructed stockproof fencing.

Historically the property was used for livestock housing as well as machinery/fodder storage, with a range of traditional stone outbuildings. The remains of two farmhouses are located on the land, however these are in a derelict condition.

There are no mains services connected to the land.

The land is accessed from the B4256 over a small section of private track benefitting from a right of access (shaded purple on the sale plan) by way of a Statutory Declaration.

The land benefits from grazing rights onto the adjoining Common. Please see "Common Rights" section below.

METHOD OF SALE

The property is offered for Sale by Formal Tender which must be received by 2pm on Thursday 6th August 2026 at the Agent's Office.

Tenders must be submitted on the official Tender Form which can be obtained from the Vendor's Solicitor. 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. The Sale completion date will be 20 working days from the date of Exchange. 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 will be borne by the successful purchaser.

DIRECTIONS

From the town of Tredegar, head south on the B4256 towards Rhymney, pass Cefn Golar Cemetery, after half a mile Heathcock land can be found on the left hand side. A sale board is erected at the entrance of the land.



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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 Common CL9; and Such grazing rights that the Property is entitled to pursuant to Entry Number 42 under the Commons Register for Common CL10.

ACCESS

A Statutory Declaration has been entered into over the area shaded purple on the sale plan.

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 CYM684282. 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 property and accordingly all individuals do so at their own risk.

LOCAL PLANNING 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 land is currently leased on a Grazing Licence, please ensure all gates are left as found and due care and attention is taken when viewing.

VENDORS SOLICITOR

RDP Law Ltd

Wentwood House, Langstone Business Village, Newport, NP18 2HJ

Tel: 01633 413500

Email: adrienne.brigden@rdplaw.co.uk

Contact: Adrienne Brigden

SOLE SELLING AGENT

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 seemed 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, not 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.

HM Land Registry
Official copy of
title plan

Title number **CYM684282**
Ordnance Survey map reference **SO1307NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Blaenau Gwent**



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