Williams Associates
chartered surveyors







FOR SALE BY PRIVATE TREATY

FISHING RIGHTS ON THE RIVER HONDDU, PANDY, MONMOUTHSHIRE

An opportunity to acquire single and double bank fishing rights on the River Honddu near Pandy, a tributary of the River Monnow.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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RICS

FISHING RIGHTS ON THE RIVER HONDDU, PANDY, MONMOUTHSHIRE

Single and double bank fishing rights extending to approx. 335 metres on the River Honddu near the village of Pandy, Monmouthshire on the fringe of the Brecon Beacons National Park.

- **155m of single bank rights on the eastern side.**
- **Double bank rights extending to 90m.**
- **Access via existing footpath over adjoining land.**
- **Potential for improvement.**
- **Outskirts of the village of Pandy.**
- **Abergavenny: 6 miles and Hereford: 17 miles**
- **For Sale by Private Treaty.**

DESCRIPTION

The River Honddu at Pandy marks the eastern boundary of the Brecon Beacons National Park. Situated on the outskirts of the village, the fishing rights extend to approximately 155 metres of single bank rights and 90 metres of double bank rights. Access to the river is via an existing public footpath over the adjoining land.

DIRECTIONS

From Abergavenny, head north on the A465 towards Hereford for 6 miles. Turn left at The Old Pandy Inn and the River Honddu is approximately 50m from the junction, just beyond the railway bridge. The footpath (marked in purple on the plan) is signposted and leads north towards the fishing rights.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale by Private Treaty.

WAYLEAVES, EASEMENTS & 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.

PLANS, AREAS & SCHEDULE

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.

HEALTH & 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.

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please do not take dogs to the water or disturb livestock. Please register your interest with the Agent prior to viewing.

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MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.
Please provide the following documentation with your offer:-

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

SOLE SELLING AGENT

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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 photographs. No assumption is made with regards 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 does 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.

