



auctioneers and valuers
rural chartered surveyors
land and property agents

Our ref: WTR

Date as Postmark

Dear Sir/Madam,

CROES BLEDDYN FARM, ITTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6BP.

We have pleasure in enclosing the sale particulars for the above property which is to be offered for sale by private treaty in 9 lots.

The guide prices are: -

- Lot 1 – Farmhouse and Annexe (about 1.16 acres) - £550,000.
- Lot 2 – About 38.67 acres Land with Building - £400,000.
- Lot 3 – About 13.32 acres Land with Buildings - £200,000.
- Lot 4 – Chicken Sheds, Building and about 11.49 acres - £150,000.
- Lot 5 – The Steppes (about 0.27 acre) - £450,000.
- Lot 6 – The Granary (about 0.29 acre) - £250,000.
- Lot 7 – The Dairy (about 0.10 acre) - £150,000.
- Lot 8 – The Cow Shed (about 0.37 acre) - £75,000.
- Lot 9 – Village Hall Car Park (about 0.47 acre) - £ 25,000.

Total – in all about 66.14 acres - £2,250,000.

The vendor reserves the right to alter, amend, amalgamate, or withdraw lots.

Please note that all viewings are by prior appointment with the Auctioneers.

If you require any further information about this property, please do not hesitate to contact us.

Yours faithfully,

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Regulated by RICS

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