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## River Usk Fishing Rights, Hardwick, Abergavenny, Monmouthshire, NP7 9AD

Auction Guide Price £90,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 46 - A special FREEHOLD opportunity to acquire 3/4 MILE of RIPARIAN FISHING RIGHTS on this prime TROUT and SALMON fishery - includes 2 PARKING SPACES.

# River Usk Fishing Rights, Hardwick, Abergavenny, Monmouthshire, NP7 9AD

## FOR SALE BY AUCTION

LOT NUMBER 46 2016

Wednesday 28th September

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

## VIEWINGS

Pedestrian access via the Usk River Valley walk on the Abergavenny side of Llanellen Bridge.

## SOLICITORS

Myles Davies

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## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password.

Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

A special opportunity to acquire approximately 3/4 mile of of Freehold riparian fishing rights ( single bank fishing ) on this prime trout and salmon fishery on the River Usk.

Pedestrian access via the Usk River Valley walk on the Abergavenny side of Llanellen Bridge.

Parking for 2 cars covenanted in field by Llanellen Bridge with view of Bridge Pool.

## LOCATION

Hardwick is a fishing haven in the Usk valley and the world famous Brecon Beacons National Park is also close at hand. Although set in a rural position it is only about 3 miles south from the centre of the thriving market town of Abergavenny with national rail service (fast train journeys from Abergavenny to London Paddington are around 2 ½ hours).

The town provides for everyday needs including a

Waitrose supermarket and the local area is well known for a number of award winning gastro pubs and restaurants.

Excellent local road connections provide quick access to neighbouring towns and the national motorway network (M50, M5 and M4). Local towns include Monmouth being about 16 miles to the east, Hereford, about 25 miles to the north-east and Cardiff, about 30 miles to the south-west. Travel by car to London is on average about 2 ½ - 2 ¾ hours.

## USK FISHING REPORT

In recent years the Usk has been the most productive salmon river in Wales. In 2004, 2007, 2008 and 2012 the catch exceeded 1,000 fish. The Usk is dependent on rainfall and the season starts with a modest spring run from early April that builds into very productive summer fishing during late May and June. Rainfall and flow are critical in determining how far fish will travel with high water suiting the Brecon to Abergavenny reach while lower flows confine consistent sport to the river below Abergavenny. The Usk has a late run and the chance of a fresh grilse fish or summer fish is good right up to the end of the season. September and October are the most productive months and often account for 50% of the annual catch. The Usk has some classic fly water although spinner and bait are allowed at certain times. In wet years, large numbers of fish can be present in the Brecon area before the end of the season but in most years the best of the salmon fishing is to be found from Crickhowell downstream. The best months are October, September, June and July.

## THE OPPORTUNITY

Rare to the market and a fishermans dream!

We understand catch average from both banks for the previous few years has averaged at 25 / 30 salmon per bank. We understand of the nine salmon pools five are classic fly water, four ideal for spinning.

Ideal for personal use, syndicate or business venture.

It must be noted the Trout are pink fleshed and we are told are delicious!

## IMPORTANT NOTE

The sale of Great Hardwick ( Main residence ) will precede the sale of this lot in the same catalogue and if it fails to reach reserve the owner will withdraw this lot and offer at a later date.

## EPC

For full details of the EPC please refer to the online legal pack.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk) Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A

completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

## AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)