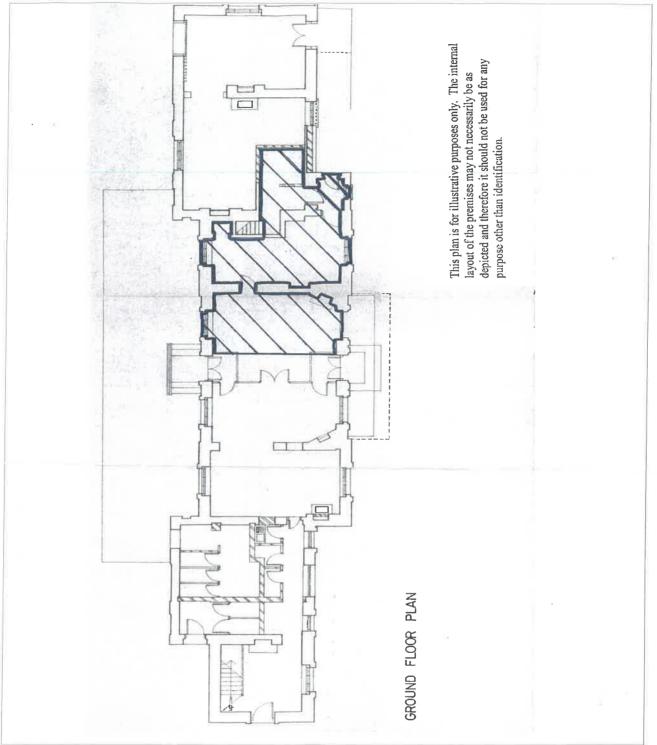
Abergavenny Station, Station Road, Abergavenny NP7 5HS



March 2010

Lambert Smith Hampton

0117 926 6666

www.lsh.co.uk

<sup>Declaimer: Lambert Smith Hampton
Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the selfer or landlord of the property whose agents they are give notice that:

(i) These particulars are given notice that:

(ii) Thise particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or varanter for statutory or any other permission, approved or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations or fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatseever in relation to the property in respect of any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

(</sup>