



Land known as Hutton Copse

New Radnor Powys

An attractive parcel of amenity land with open grass areas and established woodland plantings adjacent to the Village of New Radnor and offered for sale under a 999 year lease

- Compact parcel of level amenity land on edge of village •
 - Direct road access •
- Level open grassland with established woodland areas •
 - Approximately 0.92 Acres (0.37 Hectares) •



Land known as Hutton Copse

New Radnor, Powys (nearest postcode LD8 2SP)

An attractive and compact parcel of amenity land situated close to the A44 and on the edge of New Radnor which is offered to the market for sale under a 999 year lease on behalf of The Woodland Trust.

- Excellent location & edge of village position
- Direct roadside access
- Open level areas of grass for grazing
- Established woodland plantings
- 999 year lease

Location & Situation

The land is located adjacent to the south of the village of New Radnor, to the west of Broad Street. Accessibility is excellent as the land is just north of the A44. The land benefits from a peaceful and attractive position.

Description

The land comprises a compact parcel of land which has several established woodland plantings with a mix of tree species including Ash, Oak, Cherry, Field Maple and Scots Pine. The remaining area is open and comprises a grass area which has been previously grazed by livestock.

The land benefits from direct field gate access from Broad Street. In total the land extends to approximately 0.37 Hectares (0.92 Acres).

Services

There are no mains services directly connected to the land.

Tenure

The land is offered for sale on behalf of The Woodland Trust with the successful purchaser being granted a 999 year lease of the land.

Restrictive Covenants

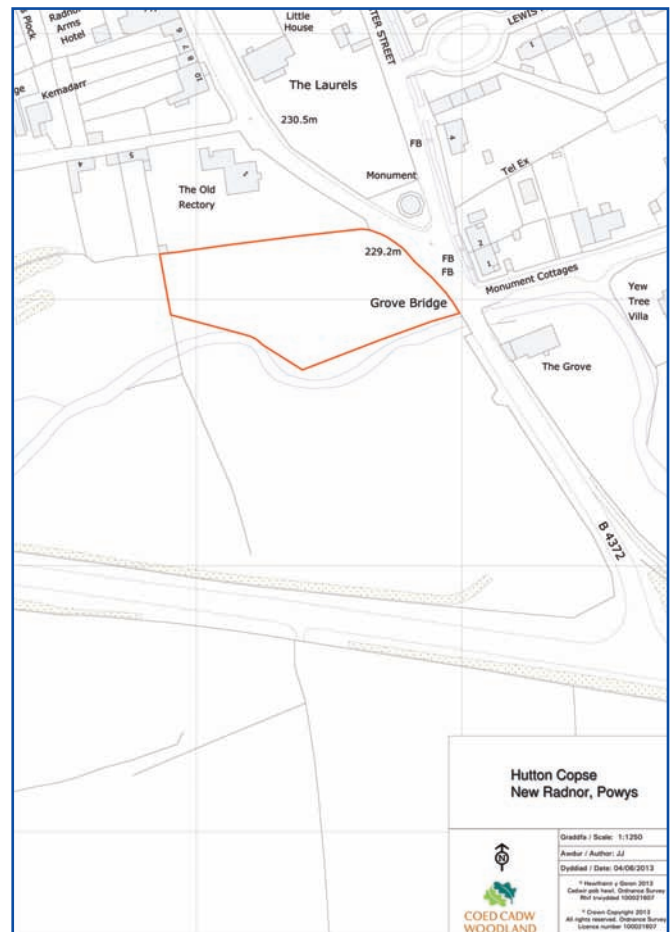
Within the leasehold interest there will be a restrictive covenant preventing the land being used for trade or business purposes. It is also a condition of the leasehold interest that public access on foot must be provided to the land.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and any public and private rights of way, whether they are specifically referred to in these particulars or not.

Boundaries

The boundaries are as per the red line on the sale plan on these particulars, which we understand is the extent of the Title owned and therefore offered for sale.



Sale Method

The land is offered for sale by Private Treaty. The Agents reserve the right to sell the land by Tender or Auction at a later date, to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please ensure that the gate is firmly secured after opening and all parties viewing the land do so at their own risk.

Directions

From Kington travel west along the A44. After approximately 5.5 miles the turning into New Radnor (Broad Street) can be found on the right-hand side. Two brown tourist signs on the roadside signpost the turning into New Radnor. Pass immediately over the stone bridge with the Memorial Monument in front of you. The land is situated immediately on the left opposite the Monument.



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Important Notice

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