



## Land adjacent to Wonastow Road Monmouth Monmouthshire

An excellent single enclosure of prime arable land with  
frontage to the Wonastow Road

- Compact parcel of arable land • Roadside frontage • Very Accessible location •
- Of interest to agricultural and investment purchasers •
- Possible long term development potential • Approximately 9.0 acres (3.62 hectares) •



# Land adjacent to Wonastow Road

## Monmouth, Monmouthshire, NP25 4DQ

A valuable compact parcel of land forming a single enclosure of prime arable land which is currently contract farmed. The land is equally suited to being laid to grass if so desired by any purchaser. The land is situated in an excellent location and position, adjacent to Redhill Fishery.

### Location & Situation

The land is located adjacent to the west of the Wonastow Road, only a short distance from Monmouth. The land is mainly level to gently sloping with attractive views towards Monmouth.

### Description

The land comprises a compact single enclosure of arable land which has potential to be sub divided further if required. The land has been in arable cropping for a number of years, and as can be evidenced from the current winter rape crop, is a very productive parcel of land.

The access gateway to the land is set back a short distance along with private driveway to Red Hill Fishery. A direct field gate from the Wonastow Road has been temporarily boarded up. This may be able to be re-opened if desired by the successful purchaser.

The land extends in total to approximately 3.62 hectares (9.0 acres).

### Services

There are no mains services connected directly to the land.

### Wayleaves, Easements & Rights of Way

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

A soakaway with all appropriate rights for maintenance and discharge exists to the southern boundary of the land to the benefit of the adjacent property. A soakaway with all appropriate rights for maintenance and discharge will also be retained by the vendor for a septic tank situated upon their retained land at Redhill Fishery.

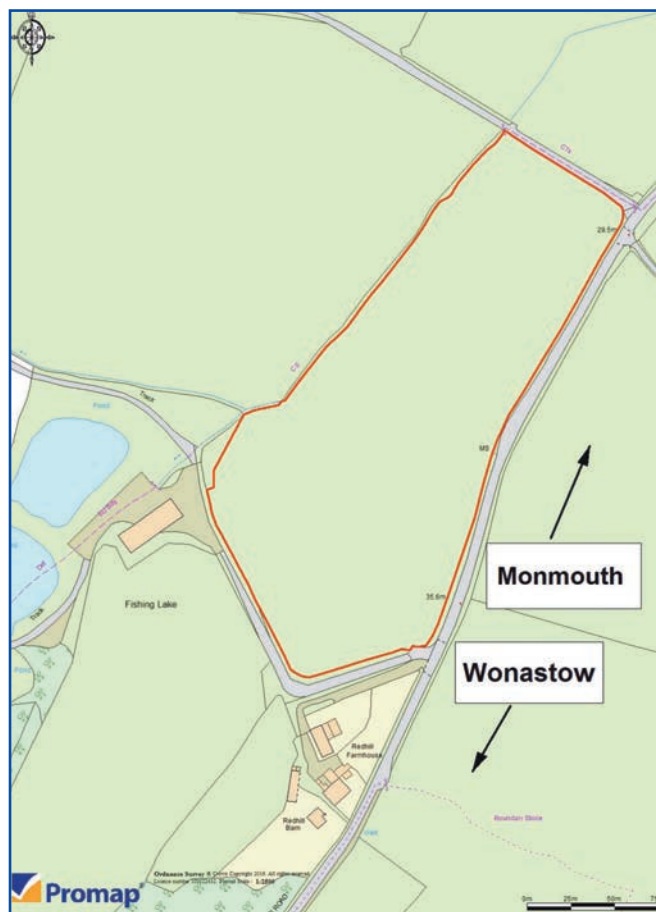
An electricity distribution line crosses the western boundary of the land and it is assumed all necessary wayleave agreements are in place for this.

### Boundaries

The boundary alongside the private drive to Red Hill Fishery is currently unfenced. The vendor will undertake to fence this boundary after completion has taken place.



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### Sale Method

The land is offered For Sale by Informal Tender. Tender Forms are available from the selling agents. The Tender Deadline is Midday on Thursday 23rd June 2016.

The vendor and selling agent reserve the right to sell the land by any other sale method at a later stage to conclude the sale process. Completion is not able to take place until after the 1st August 2016.

### Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please ensure the entrance driveway to Redhill Fishery is not blocked when viewing the land.

### Directions

From Monmouth proceed towards Wonastow/Dingestow along the Wonastow Road for approximately 1 mile. The arable field is located on the right hand side and is accessed via the entrance to Redhill Fishery.

The field gate entrance is immediately on the right after turning into the entrance of Redhill Fishery. A For Sale Board has been erected at the entrance.

### Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared May 2016.