



Land adjacent to Wonastow Road

Monmouth

Monmouthshire

An excellent parcel of agricultural / amenity land with direct access & frontage to the Wonastow Road

- Compact parcel of land suitable for agricultural, equestrian & amenity interests • Direct road access •
- Spectacular views over Red Hill Fishery / Monmouth Town •
- Approximately 7.0 Acres (2.832 Hectares) •



Land adjacent to Wonastow Road

Monmouth, Monmouthshire (nearest Postcode NP25 4DQ)

An attractive and compact parcel of land with potential for agricultural, equestrian or amenity uses and situated in a very convenient position adjacent to the Wonastow Road close to Monmouth.

- excellent accessible location
- direct roadside access from Wonastow Road
- spectacular views over Red Hill Fishery & Monmouth Town
- attractive parcel of land forming two enclosures
- former arable field seeded to grass with permanent pasture field

Location & Situation

The land is located adjacent to the west of the Wonastow Road, only a short distance from Monmouth. The land enjoys an elevated position with stunning views to the north over Red Hill Fishery and across Monmouth town and the Monnow and Lower Wye Valleys.

Description

The land comprises a compact parcel which is currently divided into two enclosures. The largest enclosure has previously been an arable field and has recently been sown to grass. The second western most enclosure adjoins Lady Grove wood and comprises of a parcel of permanent pasture which is gently sloping in parts towards the adjacent Red Hill Fishery Lakes. A dried up pond exists at the south boundary of this enclosure.

There is currently no field boundary to the north of both field enclosures of the land being offered for sale. The boundary, as per the sale plan on these particulars, is marked on the ground with marker posts.

The land benefits from direct field gate access from the Wonastow Road. In total the land extends to approximately 2.832 hectares (7.0 acres).

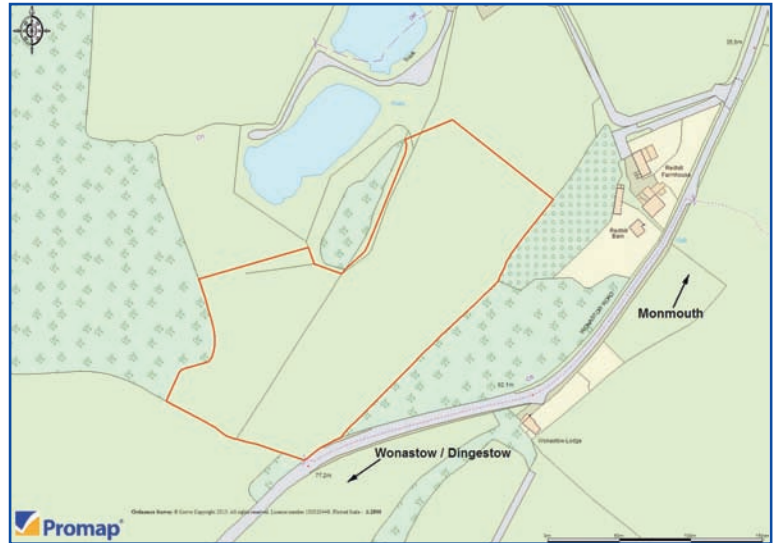
Services

There are no mains services directly connected to the land. It is anticipated that a borehole could be installed for a private water supply as an existing borehole installed on the land serves the adjacent Red Hill Farmhouse.

Wayleaves, Easements & Rights of Way

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

A borehole is installed on the land which serves Red Hill Farmhouse & Old Stables. It is believed that all necessary private rights of access for maintenance of this exists for the benefit of those two dwellings. The borehole is enclosed with post & rail fencing and is situated a short distance to the north of the field gate access.



An electricity distribution line crosses the eastern most parcel of land with several single poles being situated on the land. It is assumed that the necessary wayleave is in place for this.

Boundaries

The northern boundary of both field enclosures is currently open to land which the vendor wishes to retain. The boundary of the land being offered for sale is marked on the ground with marker posts, and is as per the sale plan on these particulars. Once the sale has completed the vendor will undertake to fence the new boundary within 60 days of completion.

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 the daylight hours with a copy of these particulars. Please ensure that the roadside gate is firmly secured after opening and all parties viewing the land do so at their own risk. Extreme care should be taken if parking/walking alongside the Wonastow Road.

Directions

From Monmouth proceed towards Wonastow / Dingestow along the Wonastow Road for approximately 1 mile. A short distance after passing the entrance to Red Hill Farm / Red Hill Fishery, the field gate entrance can be found on the right hand side. A For Sale board has been erected at the entrance.



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