



Land near Llanarth Raglan, Monmouthshire

An appealing parcel of land forming a useful agricultural, equestrian & amenity field situated between Llanarth and Llantilio Crossenny & with direct road frontage

- Predominant roadside position • Adjacent to Llanarth Road & Wernrheolydd Road •
- Level to gently undulating • Stream & well sheltered with mature trees • Stock fenced •
- Approximately 3.22 Acres (1.30 Hectares) •



Land near Llanarth

Adjacent to Llanarth Road (& Junction to Wernrheolydd Road), Raglan, Monmouthshire, (nearest postcode NP15 2LJ)

An appealing parcel of land forming an attractive agricultural/equestrian field with considerable amenity interest. The land is situated alongside the Llanarth to Llantilio Crossenny Road at the junction to the Wernrheolydd Road. The field is directly accessed from the Wernrheolydd Road via a field gate access.

Llanarth – 1.3 mile
Raglan – 5.5 mile
Abergavenny – 6.5 miles

- Predominant roadside position
- Accessed direct from Wernrheolydd Road
- Level/gently undulating grazing field with excellent amenity appeal
- Timber & sheeted field shelter
- Stream providing natural water source
- Well stock fenced
- In total approximately 3.22 acres (1.30 hectares)

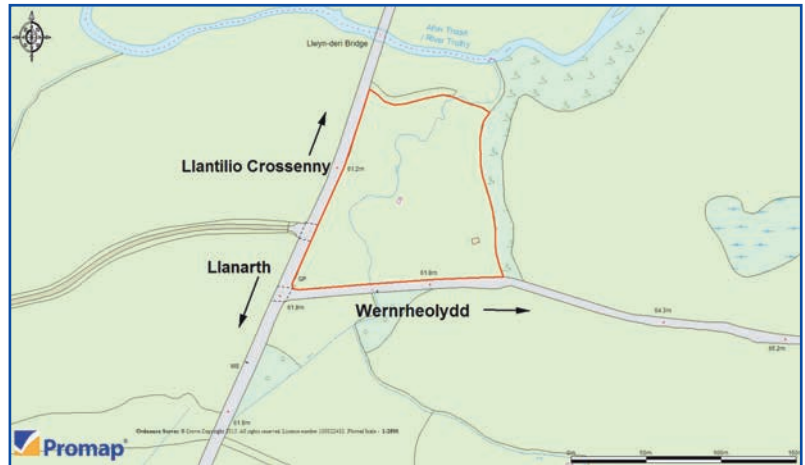
Location & Situation

The land is located a short distance to the north of the hamlet of Llanarth and is situated adjacent to the east of the Llanarth to Llantilio Crossenny Road at the junction to the Wernrheolydd Road. A good field gate entrance provides access to the land from the Wernrheolydd Road.

Description

The land comprises a single enclosure forming an attractive and useful agricultural/equestrian field with excellent amenity appeal. The land is mainly level to gently undulating and well enclosed with attractive mature trees & hedgerows to two aspects providing shelter. A small stream meanders through the land providing a useful natural water supply and with some mature Alder trees adding to the amenity appeal.

A timber and tin sheeted field shelter is situated towards the eastern boundary. The land has recently been well stock fenced, therefore offers an excellent grazing field for livestock or horses. In all the land extends in total to approximately 3.22 acres (3.22 hectares).



Services

There are no mains services currently connected to the land. It is for any purchaser to undertake their own enquiries if they require any mains services to be connected.

Wayleaves, Easements & Rights of Way

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

Sale Method

The land is offered for sale by Private Treaty. The Vendors and Selling Agents reserve the right to sell the land by any other method, including Auction or Informal Tender to conclude the sale process.

Directions

From Llanarth proceed north along the Llanarth Road towards the B4233 Llantilio Crossenny/Llanvapley Road. After approximately 1.3 miles the field is situated on the right hand side, adjacent to the turning to Wernrheolydd, signposted 'Wernrheolydd ½ mile'. Take this turning and the field gate entrance is situated a short distance on the left.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. If stock is grazing the field please ensure the roadside gate is securely fastened on entering and leaving the land.



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