



## Woodlands Barns & Land Penrhos, Near Raglan Monmouthshire

A unique and appealing collection of former agricultural buildings along with an attractive grazing paddock situated within stunning Monmouthshire countryside

- Excellent location & situation within the parish of Penrhos •
- Stunning views • Direct access from Penrhos lane • Very useful collection of buildings •
- Valuable grazing paddock • In all 1.51 Acres (0.61 Hectares) •



# Woodlands Barns & Land

Penrhos, Near Raglan, Monmouthshire, NP15 2LE

An appealing package comprising a useful collection of former agricultural buildings with future potential for alternative uses (subject to obtaining the necessary planning consents) and valuable grazing paddock with the benefit of access directly to the Penrhos Lane.

Raglan – 4.4 miles  
Monmouth – 8.5 miles  
Abergavenny – 9.2 miles

- Excellent location and position with stunning views
- Very useful collection of buildings
- Potential for equestrian, recreational and commercial uses (subject to planning where applicable)
- Roadside access and frontage to Penrhos lane
- Mains services connected
- In total 1.51 acres (0.61 hectares)
- Further land may be available by separate negotiation



## Location & Situation

The site is located in central Monmouthshire, within the parish of Penrhos, and convenient to the villages of Tregare, Dingestow and Raglan. Whilst enjoying a secluded position the site is very accessible and enjoys an excellent position. There are far reaching views to the north and south aspects. A number of dwellings are situated close by.

## Description

Woodlands Barns comprises a very useful collection of three former agricultural buildings. An enclosed Dutch Barn houses four timber framed loose box stables and a tack room area. A secure storage lean too is also attached. A useful concrete block former cowshed building with old dairy is situated centrally within the site and offers potential for conversion to workshop/storage or holiday cottage (subject to obtaining the necessary planning consent). A former timber framed poultry building with recent concrete floor throughout is situated to the west of the site.

A double gated access provides an excellent access direct from the highway. A valuable grazing paddock wraps around the buildings in an L-shape and offers a very attractive parcel of land, enclosed with post and rail fencing. In total the site extends to approximately 1.51 acres (0.61 hectares).

## Planning

The buildings have previously been used for agricultural and equestrian purposes. There are currently no existing planning consents for any alternative uses. It is for interested parties to make their own planning enquiries to the Local Planning Authority.

## Development Clawback

A development clawback will be included in the sale contract for any future residential use of the site. This clawback will be triggered on any planning permission for residential use being consented. This will be for 30% of any uplift in value as a result of any such planning consent which will apply for a period of 30 years from the date any sale is completed.

## Services

Electricity and mains water are connected to the site. The mains water meter is situated on the edge of the highway.

## Wayleaves, Easements & Rights of Way

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

## Sale Method

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

## Directions

For full directions of the property, please see the accompanying covering letter and location plan. A For Sale Board has been erected. Viewings are permitted at any time during daylight hours, with a copy of these particulars.



Singleton Court Business Park,  
Monmouth, NP25 5JA  
Telephone: 01600 714140  
[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## 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 July 2014.