



Pontyllan Field

Penrhos, Raglan,
Monmouthshire, NP15 2LE

An excellent grassland field forming a single enclosure, with direct doubled gated access, close to the hamlet of Penrhos.

- Good location in central Monmouthshire & easily accessible to Penrhos •
- Excellent single enclosure of established grass & clover ley • Beautiful setting •
- In all approximately 12.65 acres • For Sale by Private Treaty •



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Land adjacent to Pontyllan Field

Penrhos, Raglan, Monmouthshire, NP15 2LE

An appealing grassland field with direct highway access from the Tregare/Llantilio Crossenny Lane and with excellent potential for agricultural, equestrian uses or leisure uses.

Raglan – 3.7 miles

Monmouth – 10 miles

Abergavenny – 11 miles

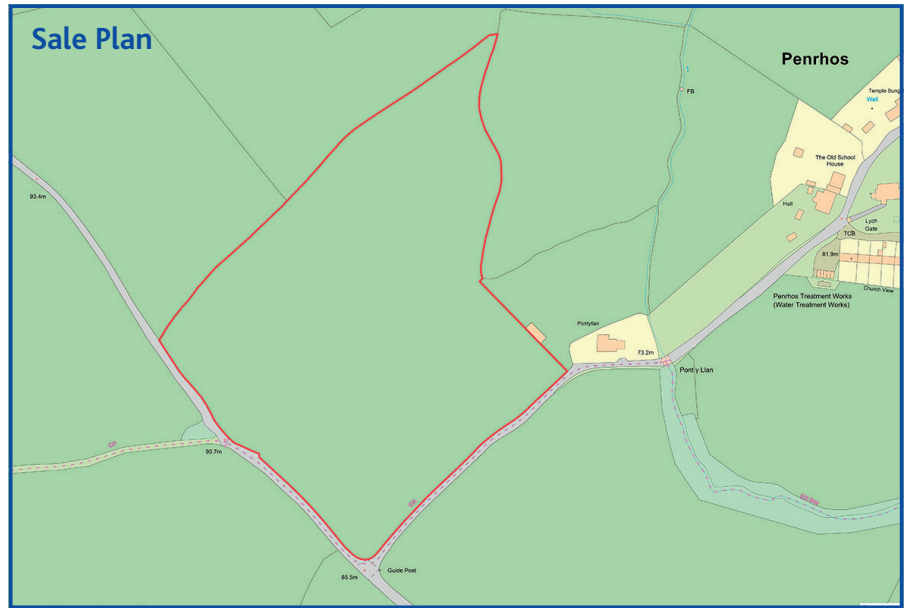
Location & Situation

The land is well located in central Monmouthshire, close to the hamlet of Penrhos, and benefiting from being easily accessible in all directions from the wider road network. The B4233 is easily accessible to the north-west of Penrhos and with the A40 at Raglan connecting to Monmouth & Abergavenny and the wider road network. The land benefits from a beautiful open countryside situation & position, adjacent to the residential property known as "Pontyllan."

Description

The land forms a compact and regular shaped field which comprises a single enclosure of grassland. The field has lane frontage to the Penrhos Lane to the southeastern boundary and direct access, via a double gateway, from the Tregare/Llantilio Crossenny Lane. The land has a generally level area to the western boundary and then is gently sloping to the north-east aspect. The field has formerly been in arable production, however, has in 2019 been re-seeded to a grass & clover ley.

The land has potential to be sub-divided further into a series of paddocks if desired. Several mature oak trees flank the northern boundary. Currently a water trough is situated upon the northern boundary which is connected to mains water (see note below under Services).



In all the land extends to approximately 5.12 hectares (12.65 acres).

Services

Mains water is connected to a water trough upon the land, although this water supply also serves the Vendor's retained land. It will be the responsibility for any purchaser to install their own independent mains water meter for this field. Interested parties are to make and rely upon their own enquiries in respect of any connection to any other mains services.

Wayleaves, Easements & Rights of Way

The land 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. A Public footpath does cross the field along the eastern boundary.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any other alternative sale method.

Viewings

Viewings at any time in daylight hours with a copy of these particulars. Please ensure the field gate is securely fastened if grazing livestock are in the field. No dogs or vehicles are to be taken onto the land.

Directions

From Penrhos Church proceed South along the lane down the hill, passing the property called Pontyllan on the right-hand side. Proceed a short distance to the junction with the Tregare/Llantilio Crossenny Lane. Turn right at the junction and the double gated entrance to Pontyllan Field can be located a short distance on the right-hand side.



POWELLS
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