



Amenity Woodland at Bryngwyn

Bryngwyn, Raglan, Usk

NP15 2DD

An excellent parcel of amenity woodland on the north side of John Smiths Lane in a very accessible location offering a desirable conservation and amenity package.

- Excellent location on the border of Bryngwyn and Great Oak, adjacent to the public highway known as John Smiths Lane •
- A compartment of amenity woodland in an accessible location •
 - Of interest to conservation and amenity purchasers •
 - Extending to 0.16 acre •



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Amenity woodland at Bryngwyn offers an accessible compartment of amenity woodland positioned on the north side of John Smiths Lane in a sought-after location in Bryngwyn, close to the village of Great Oak.

Location & Situation

The woodland is positioned on the north side of the public highway known as John Smiths Lane, approximately 0.8 miles north of the Groesenon/Old Abergavenny Road.

Description

The woodland comprises a compartment of amenity mixed woodland. Positioned in a slightly elevated position north of the roadside, the woodland is predominantly level and extending in total to approximately 0.16 acre, providing a useful compact compartment for anyone with amenity, or conservation interests.

There is no formal access to the woodland, but it can be entered on foot directly from John Smiths Lane to the south. In all the woodland extends in total to approximately 0.16.

Wayleaves, Easements & Rights of Way

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



Services

There are no services directly connected to the woodland.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the woodland by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the woodland.

Directions

From the Raglan Roundabout take the Clytha Road exit. Proceed on Clytha Road which then turns into the Old Abergavenny Road and Groesenon Road for approximately 1.5 miles. A short distance before Raglan Garden Centre take the right hand turn signposted Bryngwyn/Great Oak. Proceed for approximately 0.3 miles passing over the A40 then take the first left onto John Smiths Lane passing Bryngwyn Church on your left-hand side. Continue straight for 0.2 miles then at the fork take the left turn continuing on John Smiths Lane. Continue straight, passing around the bend for 0.2 miles and the woodland will be on your right.

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Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

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