



## Land and Buildings at Forest Coalpit Abergavenny, NP7 7LW

A desirable land and buildings package with roadside access and river frontage offering excellent agricultural, equestrian and amenity appeal.

- Excellent picturesque location close to Abergavenny •
- Compact grazing/amenity field of permanent pasture •
- Useful collection of buildings • Roadside access and river frontage •
- Of interest to agricultural, equestrian and amenity purchasers •
- Extending to 1.76 acres (0.71 hectares) •



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# Land and Buildings at Forest Coalpit

## Abergavenny, NP7 7LW

Land and Buildings at Forest Coalpit offers an appealing, compact, level grazing or amenity paddock with a useful collection of buildings, situated within easy reach of Forest Coalpit and Abergavenny.

The land has excellent agricultural, equestrian and amenity appeal as it is positioned in a sought after, attractive, yet accessible location with views towards the Sugar Loaf Mountain and bounded by a number of mature trees, hedgerows and the Grwyne River.

Forest Coalpit - 0.8 miles

Cwmyoy - 4.3 miles

Llanvihangel Crucorney - 4.2 miles

Crickhowell - 4.4 miles

Abergavenny - 5.3 miles



### Location & Situation

The land sits in an excellent position alongside the river Grwyne with outstanding views towards the Sugar Loaf Mountain. Located a short drive from the settlement of Abergavenny the land provides excellent amenity appeal to those looking to benefit from the peace and quiet the land has to offer.

### Description

Accessed directly from the public highway, the land comprises a wonderful and very accessible paddock appealing to agricultural, equestrian and amenity type buyers. The land extends over one regular shaped, predominantly level enclosure of permanent pasture with river frontage, capable of being mown for fodder or livestock/equestrian grazing. There are a small range of general-purpose agricultural buildings which have been previously used to store hay, equipment and provide stabling which could be used for a range of possible uses.

In all Land and Buildings at Forest Coalpit extends to approximately 1.76 acres (0.71 hectares).

### Wayleaves, Easements & Rights of Way

The property 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

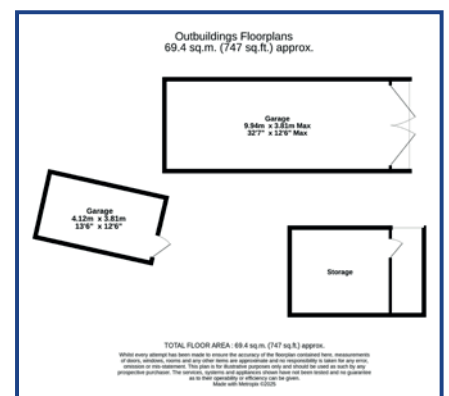
There are no services directly connected to the property. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to services.

### Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property 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 property.



### Directions

From Abergavenny take the Old Hereford Road north towards Pantygelli. Take the left turning after The Crown, Pantygelli towards Bettws. Continue on this lane for 2.1 miles then, at the fork in the road bear left. Continue for 0.8 miles and the land will be located on your right-hand side.

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Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA  
T 01600 714140 E enquiries@powellsrural.co.uk W www.powellsrural.co.uk

### Important Notice

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