



Land at Hadnock Road Monmouth, NP25 3NL

A fantastic productive arable land package set over two distinct Lots in a very accessible and attractive location offering a prime farmland and investment package with biodiversity and glamping appeal.

- Excellent location a short distance from the town of Monmouth •
- 52.43 acres (21.21 ha) of prime arable land set over two Lots •
- Lot 1 - 39.94 acres (16.16 ha) • Lot 2 - 12.49 acres (5.05 ha) •
- Roadside access and River frontage •
- Of interest to agricultural, investment and rural enterprise purchasers •



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Land at Hadnock Road

Monmouth, NP25 3NL

Land at Hadnock Road offers a valuable productive land holding in a very accessible location a short distance from the town of Monmouth forming 52.43 acres of prime arable land offered in two distinct Lots with agricultural, investment, ecological, glamping and rural enterprise appeal. The land is in excellent condition having most recently been cropped with winter wheat. Lot 1 extends to 39.94 acres (16.16 ha). Lot 2 extends to 12.49 acres (5.05 ha).

Location & Situation

The land is well situated, positioned at the end of the Hadnock Road, adjacent to the River Wye and Highmeadow Woods, located in the heart of the Wye Valley Area of Outstanding Natural Beauty, a short distance from the town of Monmouth.

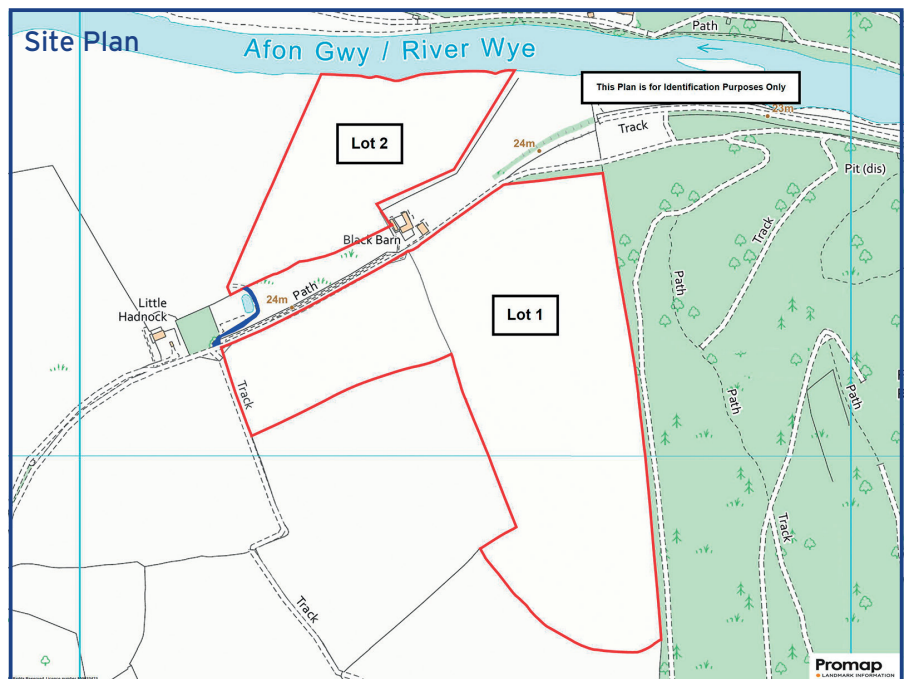
Description

The land is set over two distinct Lots, being accessed directly from either side of the Hadnock Road. The land that forms **Lot 1** comprises two extensive field enclosures of level to gently rising Grade 2 arable ground which is currently planted with winter wheat. All the Land in Lot 1 extends in total to approximately 39.94 acres (16.16 hectares). This would certainly appeal to agricultural purchasers or anyone looking to plant it up with trees for biodiversity net gain.

The land that forms **Lot 2** is accessed across a short section of third-party land from the left side of the Hadnock Road. Lot 2 is a triangular shaped level parcel of Grade 2 arable ground which is also planted up with a crop of winter wheat.

Lot 2 extending in total to approximately 12.49 acres (5.05 hectares), features two specimen oak trees within the field parcel and also backs onto the River Wye so not only does it have prime agricultural appeal but also amenity and biodiversity appeal or for anyone looking to set up a glamping enterprise.

Access to Lot 1 is via a gateway direct from the right-hand side of Hadnock Road. Access to Lot 2 is via a short section of third-party track from the left-hand side of



Hadnock Road. In all the land extends to approximately 52.43 acres (21.21 hectares).

Wayleaves, Easements & Rights of Way

The land 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. Lot 2 benefits from a right of access over third party owned land (hatched in blue on the sale plan).

Basic Payment Scheme

The land is all registered for Basic payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

Services

There are no services directly connected to the land.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land 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. No vehicles are permitted to be taken onto the land.

Directions

From the A40 at Monmouth heading south, turn left, crossing over the Wye Bridge (A466/A4136). Proceed straight over the first roundabout. At the second roundabout take the first exit left onto Hadnock Road. Continue for 1.5 miles then keep left. Proceed for another 0.5 miles and the land will then be on your right and left.

 [stockpile.astounded.sunset](https://www.stockpile.astounded.sunset)



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