



## Land Known as The Harps and Dingle Patch May Bush Lane, Great Doward, Whitchurch, HR9 6DZ

A superb opportunity to acquire a fantastic parcel of land and woodland with caravan and remains of a traditional stone building in a picturesque location offering excellent equestrian, agricultural, amenity and conservation appeal.

- Excellent location a short distance from Whitchurch and Monmouth •
- Level ring fenced grazing paddock • Woodland • Caravan • Roadside access •
- Remains of a dilapidated traditional stone building •
- In all approximately 4.06 acres (1.64ha) •



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Land Known as The Harps and Dingle Patch offers an excellent compartment of pastureland and woodland with roadside access offering a wealth of potential including a caravan and the remains of a dilapidated traditional stone building, situated adjacent to and with direct access from May Bush Lane, close to the village of Whitchurch.

The land has excellent equestrian, agricultural, amenity and conservation appeal with private feel.

**Symonds Yat – 1.6 miles**  
**Whitchurch – 2 miles**  
**Monmouth – 4.7 miles**  
**Ross-on-Wye – 10 miles**

## Location & Situation

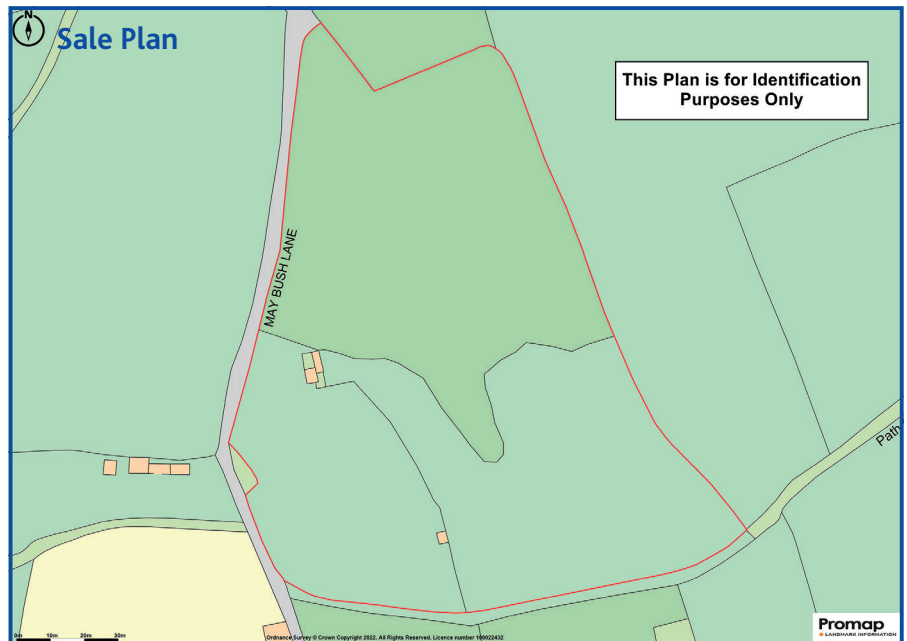
The land sits in an excellent private position, within the settlement of Great Doward, close to the village of Whitchurch, adjacent to May Bush Lane, enjoying a superb location within the heart of the Wye Valley Area of Outstanding Natural Beauty.

## Description

The land is accessed by two gated entrances from the public highway known as May Bush Lane. The land itself comprises a ring-fenced level parcel of permanent pastureland and woodland, providing a peaceful enclosed space which is not overlooked.

The land is set over two main compartments. The northern most compartment comprises permanent pasture extending to approximately 1.88 acres. There is a caravan sat within the field enclosure which is included with the sale and an access gate on the north-western side from May Bush Lane. Directly south of the pasture field is the woodland with a mixture of predominantly broadleaf trees including beech and oak extending to approximately 2.18 acres.

Within the woodland is a collapsed tin sheeted field shelter as well as the remains of an old traditional stone building known as "The Dug Out".



The woodland benefits from independent access direct from the May Bush Lane.

As the land and woodland is easily accessible and level it would certainly provide significant appeal to amenity, conservation, equestrian or small-scale agricultural type purchasers.

In all the land extends to approximately 4.06 acres (1.64ha).

## 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.

## Services

There are no services directly connected to the land. 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 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 village of Whitchurch take the overpass over the A40 turning right in the direction of Crockers Ash/Doward/Ganarew. Continue for half a mile then take the left turn onto Sandiway Lane.

After approximately 1 mile continue around the bend for 0.2 miles then keep right onto Horse Pool Lane. Continue straight on Horse Pool Lane for a short distance until you reach a junction. Turn right onto May Bush Lane and continue for 0.2 miles and the property will be on your left-hand side.



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## Important Notice

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