



## Hendre View

### Waste Road, Dingestow, Monmouth

### Monmouthshire, NP25 4EB

Appealing parcel of land with log cabin, permanent pastureland and plantation of mature Christmas trees, all offering superb recreational / leisure / equestrian or agricultural appeal.

- Excellent situation and location close to the village of Dingestow • Bespoke log cabin •
  - Hard standing area • Stock proof fenced field enclosure •
- Mature Christmas tree plantation (3.16 acres) • Private water supply •
- Mains electricity connected • In all approximately 5.84 acres (2.36 hectares) •



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An appealing and sought-after good specification one bedroom bespoke solid log cabin, hard standing and Norway Spruce mature Christmas tree plantation set within a stock proof fenced parcel of permanent pasture. The land is positioned in a very accessible location with roadside frontage close to Dingestow.

Dingestow – 1.4 miles

Raglan – 3.5 miles

Monmouth – 4.4 miles

## Location & Situation

Hendre View is adjacent to the public highway known as Waste Road situated a short distance east of the crossroads at Pen-yr-Heol and has potential for a range of uses (STP). The property is accessed via a field gate entrance direct from the north side of Waste Road in Dingestow, and approximately 10 minutes' drive from Monmouth. The land enjoys an excellent situation and private position.

## Description

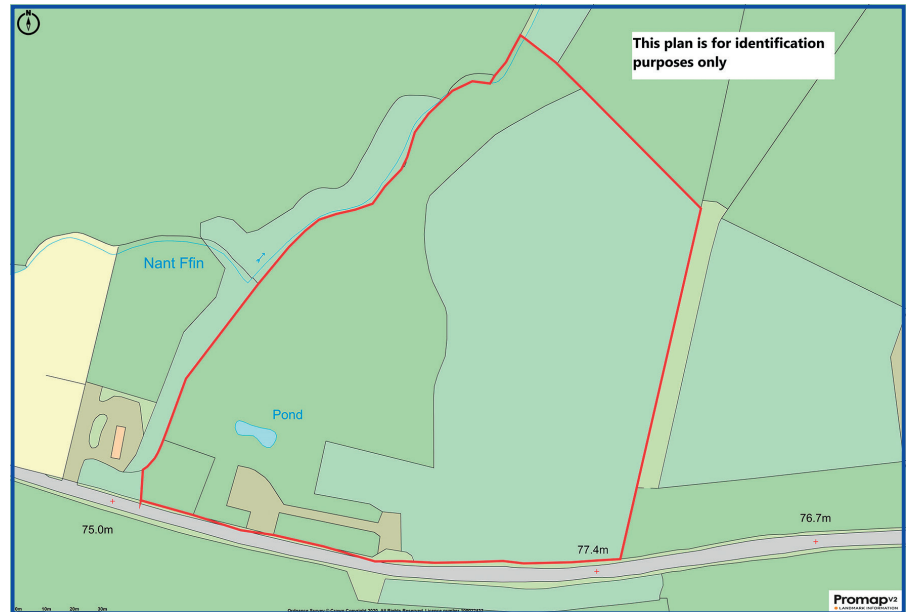
The log cabin, plantation and land form a versatile package comprising a one bedroom bespoke solid log cabin positioned on hard standing, pasture field and 3.16 acres of mature Christmas tree plantation with roadside access.

The land at Hendre View is level at the southern end, where the log cabin is situated, and gently declines to the north-east. A section of stream is located within the north-eastern boundary providing a useful natural water supply. The land enjoys good far reaching views towards The Hendre to the north-east. Hendre View is an appealing prospect for any amenity/lifestyle type buyer. In all the property extends to approximately 2.36 hectares (5.84 acres).

## Services

Mains electricity is connected and a private water supply from a borehole situated upon the property. Foul drainage is to a septic tank situated on the property. It will be the responsibility of the purchaser to make and

## Sale Plan



rely upon their own enquiries with the relevant utilities companies in respect to 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 that currently exist (if any), whether they are specifically referred to in these particulars or not. A Public Right of Way crosses the south-eastern corner of the land.

## Planning

A Certificate of Lawful Existing Use to retain a caravan on site for agricultural storage and use ancillary to the purposes of agriculture was granted on 9th December 2020 under planning reference DM/2020/01505. The mobile home has subsequently been replaced with the existing log cabin, although this is understood not to be formally regularised.

It will be the responsibility of the purchaser to make and rely upon their own planning enquiries.

## 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 by appointment with the selling Agents. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the site.

## Directions

From the village of Dingestow, follow the public highway known as Waste Road out of the village heading north-west. Continue on the road for approximately 1.5 miles and the property will be on your right-hand side marked with a For Sale board.



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