



Land above Upper Dyffryn Grosmont, Abergavenny NP7 8LF

An easily accessible & desirable paddock of permanent pasture with established vegetable patches and fruit trees situated in the most appealing of positions.

- Tranquil location yet only a short drive from Grosmont & Skenfrith •
- Compact grazing/amenity/lifestyle field •
- In all approximately 2.18 acres •



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Land above Upper Dyffryn

Grosmont, Abergavenny, Monmouthshire NP7 8LF

A rare opportunity to purchase an appealing, compact, agricultural or amenity paddock, situated within easy reach of Grosmont, Skenfrith, Hereford and Abergavenny.

The land has excellent agricultural, equestrian and lifestyle appeal and is positioned in a desirable, yet accessible location with exceptional views.

Grosmont - 1.7 miles

Skenfrith - 3.6 miles

Monmouth - 10.3 miles

Abergavenny - 12.4 miles

Location & Situation

The land sits in an elevated position close to the England/Wales border. With far reaching views over the Monnow Valley towards Herefordshire, the position of the land is truly unique.

Description

The land comprises a wonderful and very accessible paddock. Appealing to agricultural, equestrian and amenity type buyers. Extending over one regular shaped, sloping enclosure of permanent pasture and provides a useful grazing/amenity field which has been used to grow a range of vegetables and support a diverse smallholding type enterprise over recent years. The land is well fenced with mature hedges and stock proof post and wire fencing.

In all the land extends to approximately 2.18 acres.

Wayleaves, Easements & Rights of Way

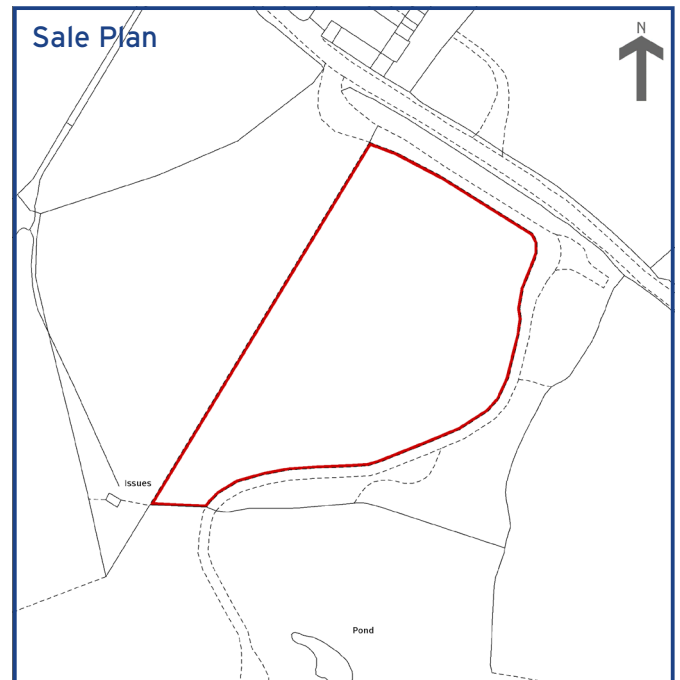
We are not aware of any public or private rights of way which affect the land.

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.

A right of access to the Property is confirmed across third party owned land.

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. Water is connected via a Natural Spring fed supply.



Sale Method

The land is offered For Sale by Informal Tender. Please contact the selling agents for a tender form and tender dates. 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. It is intended to arrange for several 'Open Viewings'. Please contact the selling agent for further details.

Directions

From Grosmont take the Skenfrith Road (B4347) south towards Skenfrith. Continue for approximately 1.5 miles. and take the right hand turning into the driveway preceding the entrance to the land. A for sale board will be located at the roadside.

 [greyhound.curry.counters](https://www.greyhound.curry.counters)



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