



Land adjacent to Pontyllan Penrhos, Raglan, Monmouthshire NP15 2LE

A compact grazing paddock benefiting from direct access from the Penrhos Lane and offering excellent equestrian & amenity appeal.

- Good location on fringe of hamlet of Penrhos •
- Compact grazing paddock • Attractive amenity setting with stream •
- In all approximately 1.64 acres •
- For Sale by Private Treaty •



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Land adjacent to Pontyllan

Penrhos, Raglan, Monmouthshire NP15 2LE

An appealing, compact and mainly level grazing paddock, situated on the fringe of the hamlet field of Penrhos, and with the benefit of direct access from the Penrhos Lane.

The land has excellent equestrian and amenity appeal and has been recently seeded with an equestrian grass mix. A very attractive setting can be experienced, with a number of mature oak trees along the northern boundary, and a natural stream along the eastern boundary.

Raglan – 3.7 miles
Monmouth – 10 miles
Abergavenny – 11 miles

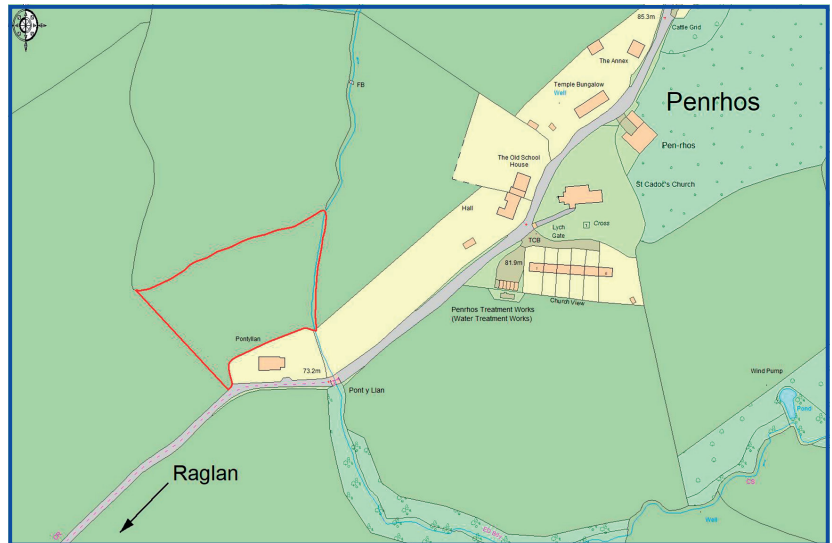
Location & Situation

The land is well located in central Monmouthshire with the hamlet of Penrhos benefiting from being easily accessible in all directions to the wider road network. The land benefits from a beautiful open countryside situation & position, adjacent to the residential property known as "Pontyllan." The B4233 is easily accessible to the north-west of Penrhos with the A40 at Raglan connecting to Monmouth, Abergavenny and the wider road network.

Description

The land comprises a compact and regular shaped paddock, forming a single enclosure. The land has recently been seeded with an equestrian paddock seed mix and also with a new post and wire fence having been installed along the western boundary to the Vendors retained land. The land is mainly level and has potential to be sub-divided further into a series of paddocks if desired. Several mature oak trees flank the northern boundary and a stream runs along the east of the land, which adds to the amenity appeal and provides a source of natural water.

In all the land extends to approximately 0.66 hectare (1.64 acres).



Services

There are no services directly connected to the Land. Mains water is believed to be available in the lane to connect to if required. Interested parties are to make and reply upon their own enquiries in respect of any connection to mains 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, whether they are specifically referred to in these particulars, or not.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any other alternative method.

Viewings

Viewings at any time in daylight hours with a copy of these particulars. Please ensure the field gate is secured fastened if grazing livestock are in the paddock. No vehicles are to be taken onto the land.

Directions

From Penrhos Church proceed South along the country lane down the hill and the paddock can be found on the right-hand side with the entrance gate directly West of the property called Pontyllan.



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