

Land at Cwmyoy Abergavenny, NP7 7NR

An easily accessible & desirable paddock of permanent pasture benefitting from direct road access and riverbank frontage offering superb agricultural, equestrian and amenity appeal.

- Tranquil location yet only a short drive from Abergavenny •
- Compact grazing/amenity field • Direct access •
- In all approximately 2.75 acres (1.11 hectares) •



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Land at Cwmyoy

Abergavenny, Monmouthshire NP7 7NR

A rare opportunity to purchase an appealing, compact, level grazing or amenity paddock, situated within the sought after Llanthony Valley.

The land has excellent equestrian, horticultural and lifestyle appeal as it is positioned in a desirable and attractive, yet accessible, location with exceptional views as well as being bounded by the River Honddu.

Llanthony - 2.3 miles

Cwmyoy - 2.5 miles

Llanvihangel Crucorney - 4 miles

Pandy - 5.3 miles

Abergavenny - 9.2 miles

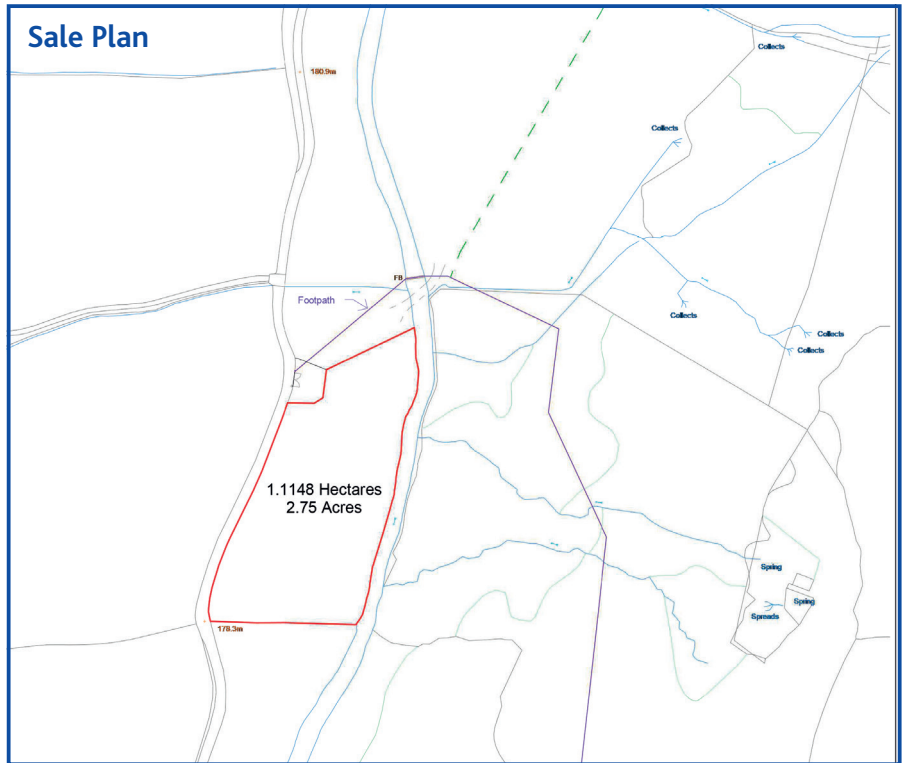
Location & Situation

The land sits in an excellent position alongside the River Honddu with outstanding views up and down the Llanthony Valley. Located a short drive from the settlement of Abergavenny the land provides excellent appeal to those looking to benefit from the peace and quiet the land has to offer as well as all the Llanthony area has to offer.

Description

The land comprises a wonderful and very accessible paddock appealing to agricultural, horticultural, equestrian and amenity type buyers. Extending over one regular shaped, level enclosure of permanent pasture, capable of being mown/grazed or even used for horticultural production. The land will need to be fenced by the Purchaser. The fishing rights are believed to be available and are included in the sale.

Access is directly from the public highway and a small section of shared driveway. In all the land extends to approximately 2.75 acres (1.11 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.

Covenant

A covenant exists over the land which prohibits any residential use of the land. A copy of this can be made available by the selling agent.

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 by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions & W3W

From the A465 at Llanvihangel Crucorney head north-west on the B4423 Llanthony Road for approximately 3.8 miles. The field gate will be on your right-hand side. A for sale board will be at the access point.

 available.whirlpool.cautious



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