



## Land at Dixton adjacent to the River Wye Monmouth NP25 3SY

**A very accessible parcel of grassland which fronts onto the River Wye, offering superb amenity and agricultural appeal**

- Excellent situation and location a short distance from Dixton Roundabout •
- Single field enclosure • Accessed directly from the south side of the A40 •
- Fronts onto the River Wye •
- In all approximately 1.86 acres (0.75 hectares) •



# Land at Dixon adjacent to the River Wye

Dixon, Monmouth, NP25 3SY

An appealing and sought after block of amenity/agricultural land which fronts onto the River Wye and is accessed from the A40. The land forms a compact regular shaped parcel situated in an accessible location a short distance from the Dixon roundabout and the town of Monmouth. The land is adjacent to the A40 road leading from Ross-on-Wye to Monmouth and has potential for amenity, agricultural or conservation uses. The land is accessed via a field gate direct from the A40.

**Monmouth – 0.3 miles**  
**Wyesham – 0.87 miles**  
**Ross-on-Wye – 13 miles**

## Location & Situation

The land is well located a short distance from Dixon Roundabout on the bank of the River Wye, and less than 5 minutes' drive from the centre of Monmouth. The land enjoys an excellent situation and position.

## Description

The land at Dixon forms an excellent and very accessible land parcel for potential amenity, agricultural and conservation uses, comprising a compact regular sized parcel of permanent pasture with roadside field gate access from the south side of the A40 from Ross on Wye to Monmouth, a short distance before the Dixon Roundabout. The property can also be accessed on foot from the Public Right of Way that runs adjacent to the riverbank

The land is predominantly level and is ideally suited to agricultural or conservation interests but may have potential for other recreational interests, given the superb location and proximity to the River Wye and town of Monmouth.

In all the land extends to approximately 0.75 hectares (1.86 acres).



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## Services

There are no services connected to the land.

## 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.

A Public Right of Way runs across the south-eastern edge of the land. The small section of land that consists of the river bank & PROW, (coloured green on the sale plan) is a designated Site of Special Scientific Interest (SSSI). All the land is designated as Flood Zone 3.

## Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential development. This will capture 30% of any uplift in value provided by residential planning consent for a period of 22 years from the date of sale.

## 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 A40 at Whitchurch head south-west towards Monmouth. 300 metres before you reach the Dixon roundabout on the left hand side is the gateway to the field. There is space for approximately one car to pull in safely from the highway.

## Important Notice

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