

Land at Forest Coalpit Abergavenny NP7 7LW

An easily accessible & desirable paddock of permanent pasture benefitting from direct road access, a small range of general-purpose buildings and riverbank frontage offering excellent agricultural, equestrian and amenity appeal.

- Scenic location yet only a short distance from Abergavenny •
- Compact grazing/amenity field • Direct access •
- In all approximately 1.76 acres (0.71 hectares) •



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Land at Forest Coalpit

Abergavenny NP7 7LW

An appealing, compact, level grazing or amenity paddock, situated within easy reach of Forest Coalpit and Abergavenny.

The land has excellent equestrian and amenity appeal as it is positioned in a sought after, attractive, yet accessible location with views towards the Sugar Loaf Mountain and bounded by a number of mature trees, hedgerows and the Grwyne River.

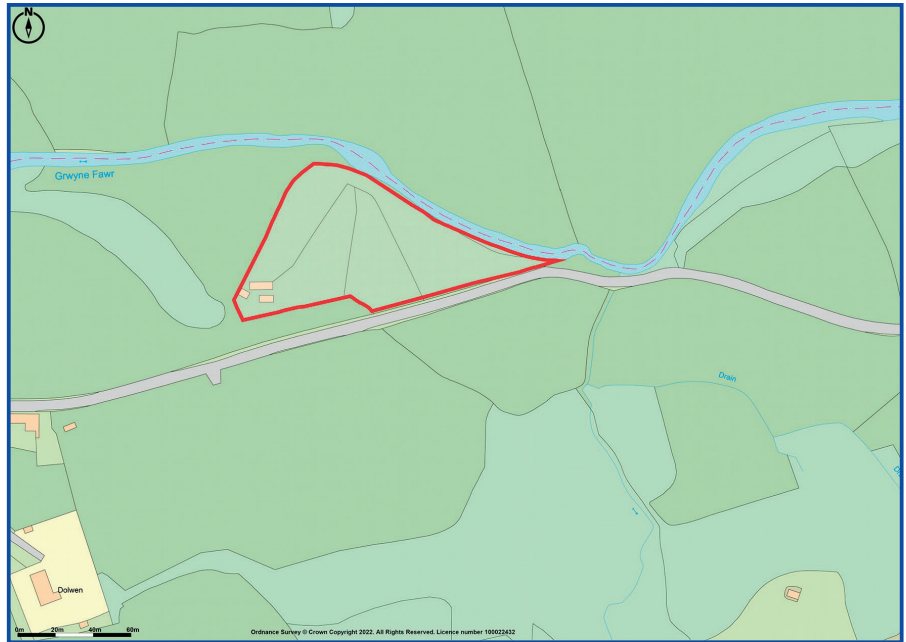
Forest Coalpit - 0.8 miles

Cwmyoy - 4.3 miles

Llanvihangel Crucorney - 4.2 miles

Crickhowell - 4.4 miles

Abergavenny - 5.3 miles



Location & Situation

The land sits in an excellent position alongside the river Grwyne with outstanding views towards the Sugarloaf Mountain. Located a short drive from the settlement of Abergavenny the land provides excellent amenity appeal to those looking to benefit from the peace and quiet the land has to offer.

Description

The land comprises a wonderful and very accessible paddock appealing to agricultural, equestrian and amenity type buyers. Extending over one regular shaped, mainly level enclosure of permanent pasture, capable of being mown for fodder or livestock/equestrian grazing. There is a small range of general-purpose agricultural buildings which have been previously used to store hay, equipment and provide stabling as well as potential for other, diversified uses.

The fishing rights have previously been reserved out of the title but not exercised in recent times.

Access is directly from the public highway. In all the land extends to approximately 1.76 acres (0.71 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.

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

From Abergavenny take the Old Hereford Road north towards Pantygelli. Take the left turning after the Crown, Pantygelli towards Bettws. Continue on this lane for 2.1 miles then, at the fork in the road bear left. Continue for 0.8 miles and the land will be located on your right-hand side. A for sale board will be at the access point.

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