



**LAND AT LLANGOVAN**  
LLANGOVAN | MONMOUTH | MONMOUTHSHIRE





# LAND AT LLANGOVAN

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THREE DESIRABLE BLOCKS OF PERMANENT PASTURE LOCATED WITHIN EASY REACH OF THE SOUGHT-AFTER VILLAGE OF LLANGOVAN. PROFITING FROM A SMALL DUTCH BARN (LOT 3) AND EXCELLENT VIEWS FROM EACH PARCEL. THE LAND HOLDS SIGNIFICANT APPEAL AND IS VERY WELL SUITED TO LIVESTOCK OR EQUESTRIAN ENTERPRISES.

FOR SALE AS A WHOLE OR IN UP TO THREE LOTS

- LOT 1 – 12.24 acres •
- LOT 2 – 11.14 acres •
- LOT 3 – 12.61 acres •
- AS A WHOLE – 35.99 acres (14.56 hectares) •
- Desirable and scenic location in the heart of Monmouthshire •
- Excellent grazing/amenity fields with a useful Dutch Barn •
  - Gently sloping pasture land with direct access and water connected •
- Offered For Sale by Informal Tender •

## DISTANCES FROM LAND AT LLANGOVAN

- Raglan 5.0 miles • Usk 6.5 miles • Monmouth 7.3 miles
- Abergavenny 14.2 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

The land is located in an excellent area of Monmouthshire's stunning rolling countryside within the parish of Llangovan, close to Cwmcarvan church. The land is easily accessible from both Monmouth and Raglan.

Raglan village is 5.0 miles from the land offering a number of local amenities, including village shop, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes' drive.

Excellent road connections exist at Usk and Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5 motorways respectively.

LOT 2



LOT 3



LOT 3



LOT 3



## LOT 1 -

12.24 acres as outlined in Red on the attached Sale Plan.

Lot 1 is generally in good heart and has recently been utilised for sheep grazing. Split into two enclosures with secure stock proof boundaries by way of mature hedges and fences. Water is connected.

A gently sloping parcel of permanent pasture with access via an unmade track leading from the roadside hatched Orange on the sale plan. There is also an access right from Lot 2 to Lot 1 marked A-B.

NB. The access track (Orange) is owned by a third party with an access right for all times and all purposes granted.

## LOT 2 -

11.14 acres as outlined in Blue on the attached Sale Plan.

Lot 2 provides a single enclosure of permanent pasture being gently undulating and providing good grazing land. With direct roadside access and water connected this is an excellent and desirable parcel of productive pasture land. The land is well fenced and hedged to all boundaries and a new stock proof fence shall be erected along the southern boundary as per the sale plan as advertised. Again, used for sheep grazing the land offers potential for fodder conservation and equestrian uses.

There is also an access right from Lot 2 market A-B to access Lot 1.

## LOT 3 -

12.61 acres as outlined in Green on the attached Sale Plan.

Lot 3 comprises a wonderful and very accessible block of mainly pastureland with a small Dutch Barn adding significant amenity appeal or providing excellent livestock/equestrian shelter. Gently sloping the land provides easily manageable grazing land. The boundaries are well fenced, and the land has been used most recently for sheep grazing.

The small Dutch barn sits over an earth floor which could be improved to provide a useful livestock shelter or equestrian stabling.

In all the three Lots measure approximately 35.99 acres (14.56 hectares).



## KEY INFORMATION

**Services:** The Land is served by Mains Water. It will be the responsibility of the purchaser to make their own enquiries with the relevant utility companies in respect to any additional or metered service connections..

**Sale Method:** Informal Tender with vacant possession available upon completion – Please contact the selling agent for more information including the tender deadline.

**Local Planning Authority:** Monmouthshire County Council. Telephone: 01633 644 644.

**Legal Costs:** Each party to bear their own legal costs incurred with the transaction.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

A public footpath crosses Lot 3.

**Directions:** From Raglan take the Chepstow Rd south for approximately 2.4 miles before turning Left at the crossroads. Continue for 0.3 miles and take a slight right. Continue again a short distance before turning right. Continue for approximately 1.0 miles before turning left towards Llangovan. After 0.7 miles a For Sale board will identify the access points to the Land.

A for sale board will be located at the entrance to each respective Lot.

**Viewings:** Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents. Please be aware that livestock may be grazing the Land and no dogs must be taken onto the Land. Please also leave gates as they are found.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk.

/// LOT 1 - awards.absorbing.pokers    /// LOT 2 - other.spouting.rejoiced    /// LOT 3 - escape.swarm.blanking



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