



Land at Llanvapley Abergavenny, Monmouthshire NP7 8SG

Easily accessible & desirable parcels of pasture, paddock and woodland benefitting from direct access from B4233 offering excellent agricultural, equestrian and amenity appeal.

- Good location a short distance from Llanvapley •
- Compact grazing, equestrian or fodder field • Roadside frontage and direct access •
- In all approximately 8.61 acres (3.48 hectares) •



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Abergavenny, Monmouthshire NP7 8SG

Appealing grazing and amenity paddocks, linked via a strip of woodland between both parcels. Situated within easy reach of Llanvapley.

The land has excellent equestrian and amenity appeal as it is positioned in an attractive yet accessible location with views over surrounding countryside and bounded by a number of mature trees, hedgerows and a small brook as well as adjoining pasture land.

Llanvapley - 0.5 miles

Llantilio Pertholey - 2.6 miles

Abergavenny - 4.4 miles

Raglan - 8.3 miles

Monmouth - 11 miles

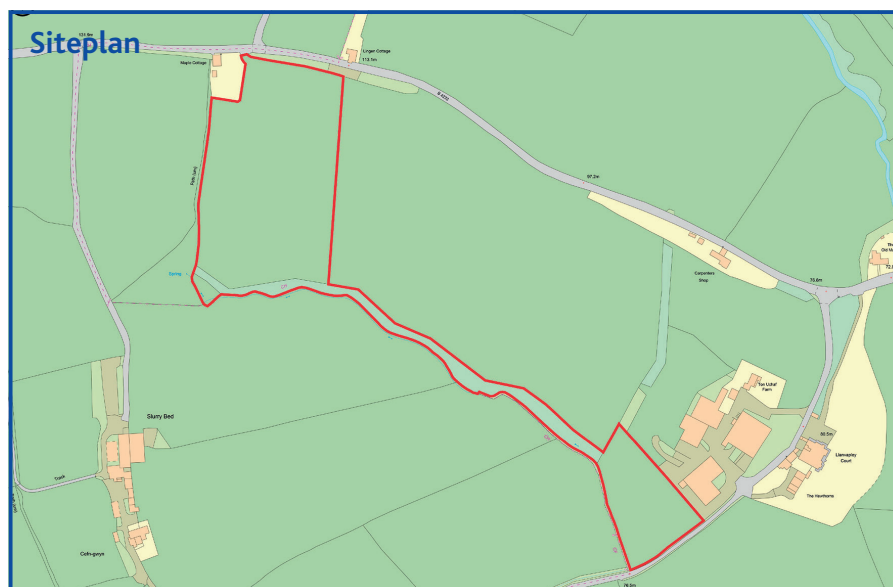
Location & Situation

The main parcel sits in an excellent position, located a short distance from the village of Llanvapley and benefits from direct road access from the B4233 Old Monmouth Road.

Description

The land comprises a wonderful and very accessible parcel of grazing land, a second paddock with a strip of brookside woodland links the two parcels. The land will be appealing to agricultural, equestrian and amenity type buyers. The land is, capable of being mown for fodder or livestock/equestrian grazing. There is a small area of woodland along the brookside of native deciduous woodland. In good heart, the land has regularly been grazed by livestock.

The purchaser will be responsible for erecting all fencing which is required to separate the parcels from the larger agricultural field within which they are located.



Access is directly from the Old Monmouth Road (B4233). In all the land extends to approximately 8.61 acres (3.48 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.

Overage

An average will be placed over the whole property which will capture 25% of any uplift in value following the grant of planning permission for any use other than agricultural or equestrian for a period of 25 years from the date of sale.

Sale Method

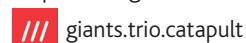
The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

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

Directions

From Abergavenny take the Old Monmouth Road (B4233) towards Llanvapley, continue for 3 miles and after passing the turnings for Llandewi Rhydderch continue for a further 0.5 miles. The land will be located on your right-hand side adjoining Maple Cottage. From Llanvapley take the B4233 west towards Abergavenny. Upon leaving the village after 0.5 miles the land is located on your left-hand side, adjoining Maple Cottage. A For Sale Sign will be located at the entrance to the main parcel. Please do not block access to Maple Cottage.



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