



Land lying to the South-West of Neuadd Llwyd Farm Cwmyoy, Abergavenny, NP7 7NR

An attractive land parcel of permanent pasture land and woodland offering excellent agricultural, equestrian and amenity appeal.

- Good location a short distance from the village of Cwmyoy •
- Two separate field enclosures capable of mowing separated by a river •
 - Road side access • Horse field shelter • Woodland •
 - In all approximately 18.33 acres (7.42 hectares) •



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Land lying to the South-West of Neuadd Llwyd Farm

Cwmyoy, Abergavenny, NP7 7NR

An appealing parcel of grazing pasture capable of producing fodder with horse shelter and woodland set out over two field enclosures separated by a section of the River Honddu, situated in the tranquil Llanthony Valley on the Monmouthshire Herefordshire border.

The two field enclosures have the potential to be subdivided into a number of paddocks for agricultural or equestrian use.

Cwmyoy – 1.2 miles
Llanthony – 1.8 miles
Abergavenny – 6 miles

Location & Situation

The land is well located in the Llanthony Valley, directly east of the B4423 Llanthony Road between Llanthony and Cwmyoy. The land is accessed via a field gate directly from the B4423 Llanthony Road and enjoys a tranquil setting with good outlook enjoying views of Hatterall Hill to the east.

Description

The parcel comprises two excellent pasture fields either side of the River Honddu. The westernmost enclosure is predominantly level extending to approximately 5.48 acres. The easternmost enclosure comprises approximately 8 acres of permanent pasture, the majority of which is level. The land then gently slopes up to 4.5 acres of mixed broadleaf woodland to the east. A useful horse shelter and pen is located in the eastern compartment adjacent to the river.

Access is via a field gate directly from the eastern side of the B4423 Llanthony Road. All the land is accessible by motorised vehicle as there is a natural crossing point directly south of the pedestrian footbridge over the River Honddu linking the two enclosures.

In all the land extends to approximately 7.42 hectares (18.33 acres).

Basic Payment Scheme

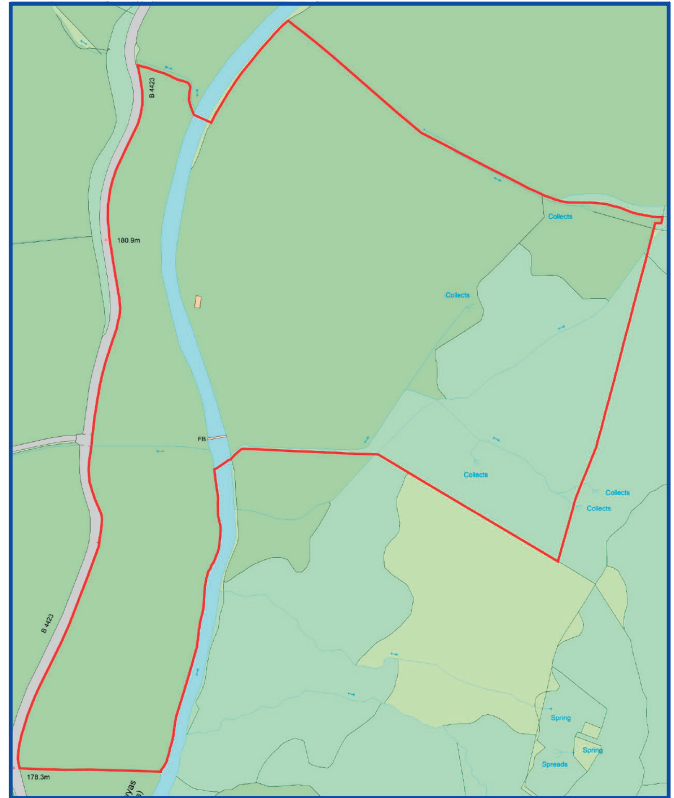
The Vendors currently claim Basic Payment Scheme (BPS) Entitlements upon the land. The Basic Payment Scheme Entitlements are excluded from the sale, however may be available by separate negotiation.

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 extends across the two compartments exiting at the southern edge of the eastern most of the two.

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 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. All parties advised to use caution when accessing and leaving the site.

Directions

From the A465 at Llanfihangel Crucorney head north-west on the B4423 Llanthony Road for approximately 3.8 miles. The field gate will be on your right hand side.



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Important Notice

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