



Land at Old Abergavenny Road Mamhilad, Pontypool, NP4 0JF

An easily accessible & desirable paddock of permanent pasture benefitting from direct access from the Old Abergavenny Road and been situated a short distance from the A4042 offering excellent agricultural, equestrian and amenity appeal.

- Good location a short distance from Goytre & Pontypool •
- Compact grazing or fodder grass field • Roadside frontage and direct access •
- In all approximately 5.29 acres (2.14 hectares) •



www.powellsrural.co.uk



Land at Old Abergavenny Road

Mamhilad, Pontypool NP4 0JF

An appealing, compact, level grazing paddock, situated within easy reach of Goytre and Pontypool.

The land has excellent equestrian and amenity appeal as it is positioned in an attractive yet accessible location with views towards the hills and bounded by a number of mature trees, hedgerows and a small brook.

Mamhilad - 0.3 miles
Goytre - 2.7 miles
Pontypool - 3.9 miles
Usk - 5.5 miles
Abergavenny - 9.5 miles

Location & Situation

The land sits in an excellent position, located a short drive from the A4042 with the settlements of Goytre, New Inn and Pontypool all within easy reach. The paddock enjoys excellent views north towards Mynydd Garn-Wen.

Description

The land comprises a wonderful and very accessible paddock appealing to agricultural, equestrian and amenity type buyers. Extending over one regular shaped, level enclosure of permanent pasture, capable of being mown for fodder or livestock/equestrian grazing.

Access is directly from the Old Abergavenny Road. In all the land extends to approximately 5.29 acres (2.14 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.

Overage

An overage 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.

Viewings

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

Directions

From the Mamhilad Park roundabout on the A4042 take the exit towards Mamhilad. Proceed on the Old Abergavenny Road for approximately 0.4 miles and the land will be identified with a For Sale sign on your right.

 restrict.immune.towel



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared March 2022.