



## Land at Pandy Abergavenny, Monmouthshire, NP7 8DW

An easily accessible & desirable paddock of permanent pasture benefitting from direct access from a public road and been situated a short distance from the A465 offers excellent equestrian and amenity appeal.

- Good location within the village of Pandy •
- Compact grazing or amenity field • Roadside frontage with direct access •
- In all approximately 0.62 acres (0.25 hectares) •



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# Land at Pandy

Abergavenny, Monmouthshire, NP7 8DW

An appealing, compact, level amenity paddock, situated within the village of Pandy.

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 a chapel and a residential property.

Llanvihangel Crucorney - 0.2 miles

Pandy - 0.8 miles

Pontrilas - 5.8 miles

Abergavenny - 6.4 miles

Hereford - 17.2 miles

## Location & Situation

The land sits in an excellent position, located a short drive from the A465 within the settlement of Pandy. The paddock enjoys excellent views north towards the Black Mountains.

## 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 in need of some improvement. With a cluster of trees at the rear of the parcel providing shelter and amenity value.

Access is directly from the roadside with a single point of access. In all the land extends to approximately 0.62 acres (0.25 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

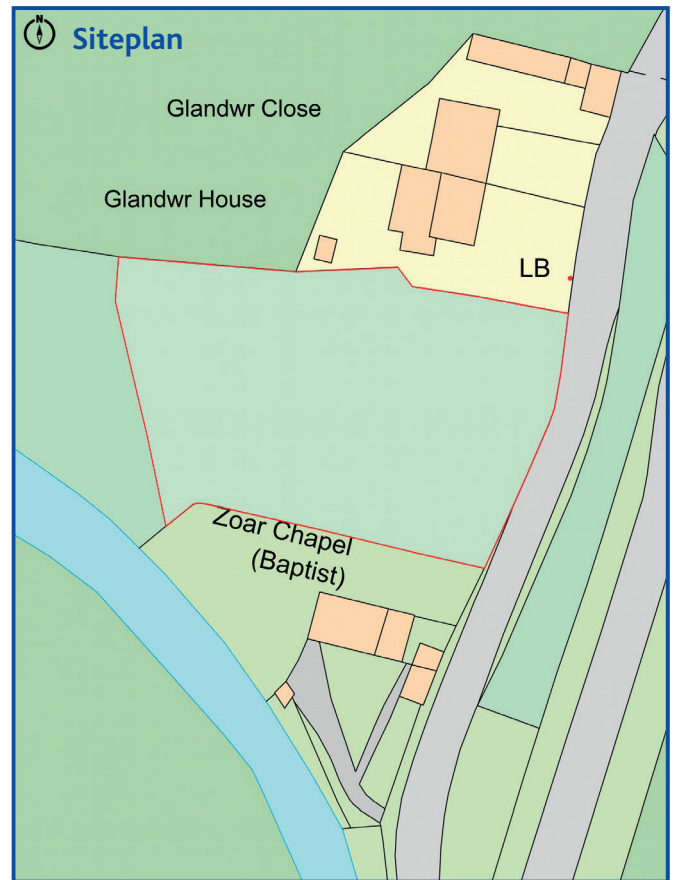
There are no services directly connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to services.

## 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

Entering Pandy from the West on the A465, pass through the village of Llanvihangel Crucorney and after the Wern Gifford housing estate on your right-hand side take the next left (0.2 miles). Follow this lane until you reach the Property on your left-hand side. From the East, on the A465, drive past the Old Pandy Inn on your right hand side and after 0.2 miles turn right. The property will be on your right hand side. A For Sale sign will be at the entrance to the Property.

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