



## Land at Penrhos Raglan, Monmouthshire NP15 2LG

A desirable block of permanent pasture located at the edge of the village of Penrhos. Benefitting from great links to the village and Raglan. The land holds significant appeal and is very well suited to a range of enterprises.

- Available as a whole •
- Excellent grazing or amenity field • Direct access •
- In all approximately 6.60 acres (2.67 hectares) •



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# Land at Penrhos

Raglan, Monmouthshire NP15 2LG

A desirable enclosure of grazing land with considerable equestrian/livestock and amenity appeal. The land is positioned in a sought after, appealing and accessible location on the edge of the village of Penrhos.

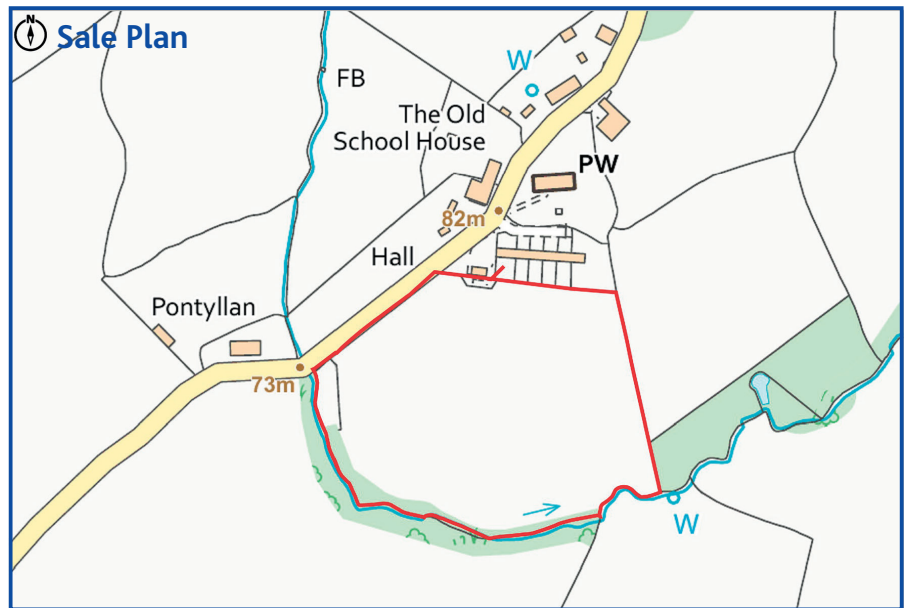
Penrhos - 0.1 miles

Llantilio Crossenny - 2.5 miles

Raglan - 4.1 miles

Abergavenny - 9.4 miles

Monmouth - 9.9 miles



## Location & Situation

The land sits at the edge of the village of Penrhos in the middle of Monmouthshire. Located in an area renowned for livestock and tourism the land provides an excellent opportunity to purchase a useful enclosure of permanent pasture.

## Description

The land comprises a delightful and very accessible block of pastureland. Being gently sloping but very, manageable, pasture land bounded by stock proof fencing, mature hedges and woodland and a brook to the southern boundary. The land is offered as a single Lot and has recently being mown.

The land is well fenced and has been used recently for sheep grazing and mowing for hay/fodder.

Access is directly from the public highway. In all the land extends to approximately 6.60 acres (2.67 hectares).

Vacant possession is available upon completion.

## 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. Two footpaths cross the land.

## Services

No services are connected although there is a seasonal natural water supply. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to any additional service connections.

## 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. Please makes sure all gates are left as they are found.

## Directions

From The Raglan Roundabout take the A40 towards Monmouth before keeping left onto Groesenon Rd. Take the first left after 80 yards. Continue for 1.2 miles and take the left hand turn towards Tregare. Continue for 0.7 miles and take the slight right towards Penrhos. Continue for another 0.7 miles and turn right towards Penrhos. Continue down this lane and over the small bridge and the land will be located on your right. A For Sale board will be at the access point to the land.

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