



## Land Adjoining Pentre Quarry Llanddewi Rhydderch NP7 8SD

An easily accessible & desirable paddock of permanent pasture benefitting from direct road access offering superb agricultural, equestrian and amenity appeal.

- Tranquil location yet only a short drive from Abergavenny •
  - Compact grazing/amenity field • Direct access •
  - In all approximately 3.60 acres (1.46 hectares) •



[www.powellsrural.co.uk](http://www.powellsrural.co.uk)



# Land Adjoining Pentre Quarry

Llanddewi Rhydderch, Abergavenny, Monmouthshire NP7 8SD

A rare opportunity to purchase an appealing, compact, agricultural or amenity paddock, situated within easy reach of Llanddewi Rhydderch, Llanvapley and Abergavenny.

The land has excellent agricultural, equestrian and lifestyle appeal and is positioned in a desirable, attractive, yet accessible, location with exceptional views.

Llanddewi Rhydderch - 0.7 miles  
Llanvapley - 1.0 miles  
Abergavenny - 4.0 miles  
Monmouth - 12.0 miles



## Location & Situation

The land sits in an elevated position within the heart of the Monmouthshire Countryside. With far reaching views towards the Brecon Beacons the position of the land is truly appealing.

## Description

The land comprises a wonderful and very accessible paddock. Appealing to agricultural, equestrian and amenity type buyers. Extending over one regular shaped, mainly level enclosure of permanent pasture and provides a useful grazing or fodder field. The Land is well fenced with mature hedges and stock proof post and wire fencing.

Access is directly from the public highway. There is a second access which crosses Pentre Quarry's driveway however this is not the principal access and can only be used by prior agreement with the occupiers of Pentre Quarry.

In all the land extends to approximately 3.60 acres (1.46 hectares).

## Wayleaves, Easements & Rights of Way

We are not aware of any public or private rights of way which affect the land.

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. Water is understood to be available in the highway (subject to connection).

There is a well in the field which could be used to provide water should a purchaser wish.

## 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 & W3W

 reboot.hoping.encoding

From Abergavenny take the Old Monmouth Road (B4233) towards Llanvapley/Monmouth. Continue for approximately 4.0 miles and take the right hand turning towards Llanddewi Rhydderch. A for sale board will be located at the entrance to land.



Singleton Court Business Park, Wonastow Road, Monmouth NP25 5JA  
T 01600 714140 E enquiries@powellsrural.co.uk W 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 agents or vendor(s). 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. 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 or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared November 2023.