

## Land at The Elms Garrow Road, Mitchel Troy, Monmouth, NP25 4JQ

An excellent opportunity to acquire an equestrian package with a ring-fenced parcel of five interconnected grazing paddocks with roadside access and spectacular views offering excellent equestrian, agricultural and amenity appeal.

- Excellent location a short distance from Mitchel Troy and Monmouth •
- Five ring-fenced grazing paddocks • Strip of woodland • Roadside access •
- Remains of a dilapidated traditional stone building •
- In all approximately 7.79 acres (3.15 ha) •



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# Land at The Elms

Garrow Road, Mitchel Troy, Monmouth, NP25 4JQ

Land at The Elms offers an excellent, extensive compartment of interconnected equestrian paddocks with roadside access offering a wealth of potential including the remains of a dilapidated traditional stone building, a small section of woodland and five level to gently sloping field enclosures of permanent pastureland situated adjacent to and with direct access from Garrow Road, close to the village of Mitchel Troy.

The land has excellent equestrian, agricultural and amenity appeal as it comprises five field enclosures all capable of being grazed or mown for fodder with spectacular views.

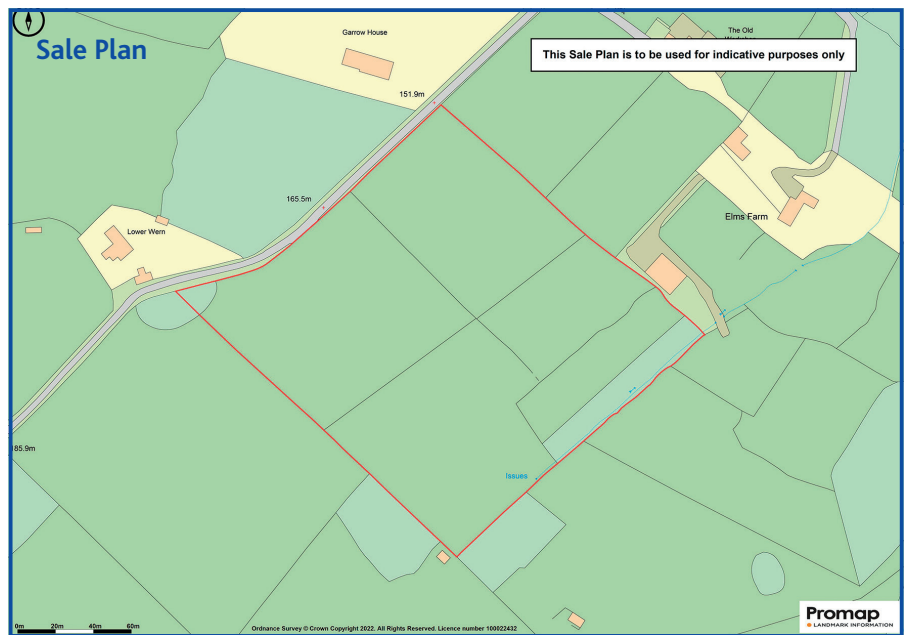
**Mitchel Troy – 1 mile**  
**Monmouth – 3 miles**  
**Raglan – 6.3 miles**  
**Coleford – 8.7 miles**  
**Chepstow – 14.1 miles**

## Location & Situation

The land sits in an excellent elevated position, a short distance south of the village of Mitchel Troy, adjacent to Garrow Road, enjoying a superb location within the heart of the Monmouthshire Countryside.

## Description

The land comprises four extensive rectangular field enclosures with an additional smaller field enclosure and compartment of woodland. All field enclosures and boundaries are stockproof fenced with pig wire netting with a mixture of traditional stone walls and boundary hedging. The land itself is in good heart and all level to gently sloping permanent pasture all capable of being grazed or mown for fodder. The rectangular shape of the field enclosures and their sizes means they would all be suitable to be further subdivided into grazing paddocks. Within the southernmost field enclosure are the remains of a dilapidated traditional stone building with



stoned yard area providing a useful footprint if someone wanted to place a new stable building onto the site (subject to obtaining the necessary planning consents), appealing to equestrian, agricultural, and rural enterprise purchasers.

Access is direct via a field gateway from the eastern side of the Garrow Road.

In all the land extends to approximately 7.79 acres (3.15 ha).

## 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.

## Development Clawback

The land is currently subject to a Development Clawback Overage Provision which expires on 12th June 2023.

## 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.

## Viewings

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

## Directions

From the Shell Garage at Monmouth take the B4293 Road in the direction of Mitchel Troy. Continue on for 1.8 miles, passing through Mitchel Troy and take the left turn onto Common Road. After 0.5 miles take the right turn onto Garrow Road. Continue for 0.4 miles and the gateway will be on your left-hand side.



**Singleton Court Business Park,**  
**Monmouth, NP25 5JA**  
**Telephone: 01600 714140**  
**Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)**  
**[www.powellsrural.co.uk](http://www.powellsrural.co.uk)**

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