



Land at The Kymin Staunton, Coleford GL16 8PB

A desirable parcel of permanent pasture located on the edge of the Forest of Dean. Profiting from far-reaching views the land holds significant equestrian & livestock appeal as grazing land and is also very well suited to other amenity or environmental uses.

- Desirable and scenic location on the edge of the Forest of Dean •
- Excellent grazing/amenity fields •
- In all approximately 23.70 acres (9.57 hectares) •



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An appealing block of excellent grazing land with significant amenity and equestrian appeal. Located on the edge of the Forest of Dean and adjoining the Kymin with its famous Round Tower and Naval Temple.

The land has excellent equestrian/livestock and amenity potential and is positioned in a sought after, attractive and accessible location with exceptional views towards the Forest of Dean and may also provide some biodiversity offsetting interest.

Staunton - 1 mile

Monmouth - 2.5 miles

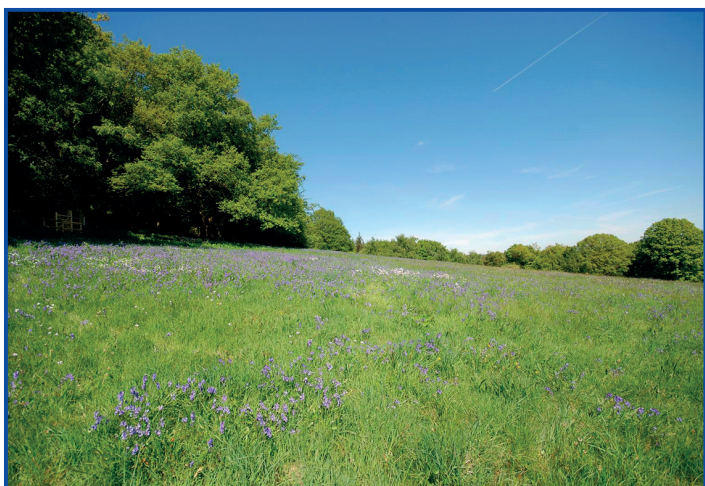
Coleford - 3.3 miles

Cinderford - 9.8 miles

Ross on Wye - 13.7 miles

Location & Situation

The land sits in an excellent position with far reaching views towards the Forest of Dean. In an easily accessible location within easy reach of both Monmouth and Staunton the land is located in a highly desirable area. Land parcels of this size and quality have been rare in the recent market.



The land is located within the Wye Valley Area of Outstanding Natural Beauty (AONB) and profits from the natural beauty the area offers alongside local attractions including The Kymin, Symonds Yat and Tintern Abbey, as well as being a haven for a wide range of outdoor activities such as walking, horse riding and mountain biking the area offers.

Description

The land comprises a wonderful and very accessible block of mainly pastureland with a small area of woodland bringing significant amenity appeal or providing excellent livestock shelter.

Gently sloping in the lower field and becoming more level over the main parcel the land provides easily manageable grazing land. Comprising a significant range of native wildflowers and grasses the land provides the most appealing block of grassland for grazing livestock but also holds significant biodiversity appeal. The boundaries are well fenced, and the land has been used most recently for sheep grazing and is in good heart. In all the grazing land extends to approximately 19.48 acres.

The woodland comprises mainly a block of mature Oak woodland adding real attraction to the property but also providing shelter for livestock and wildlife alike. A second area of mixed broadleaf woodland contains some prominent Beech trees and a range of naturally occurring native species.

A stone trackway provides access through the woodland between both parcels of land. In all the woodland extends to approximately 4.22 acres.

There are two small timber shelters on the land. These are not included in the sale.

There is potential for the land to be utilised for environmental, offsetting and biodiversity net gain purposes.

The soil is classified as being freely draining, slightly acid, loamy soil and is well suited to providing livestock or equestrian grazing.

Access is available at all times and for all purposes along the forestry track which is part owned.

In all the land extends to approximately 23.70 acres (9.57 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. Two footpaths cross the property.

Services

None connected. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to any 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.



Basic Payment Entitlements

There are no Basic Payment Entitlements included within the sale of the land.

Tenure

Freehold. Vacant possession upon completion.

Lotting & Reserve

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

Local Planning Authority

Monmouthshire County Council.

Telephone: 01633 644 644.

VAT

It is understood that VAT will not be chargeable on the sale price.

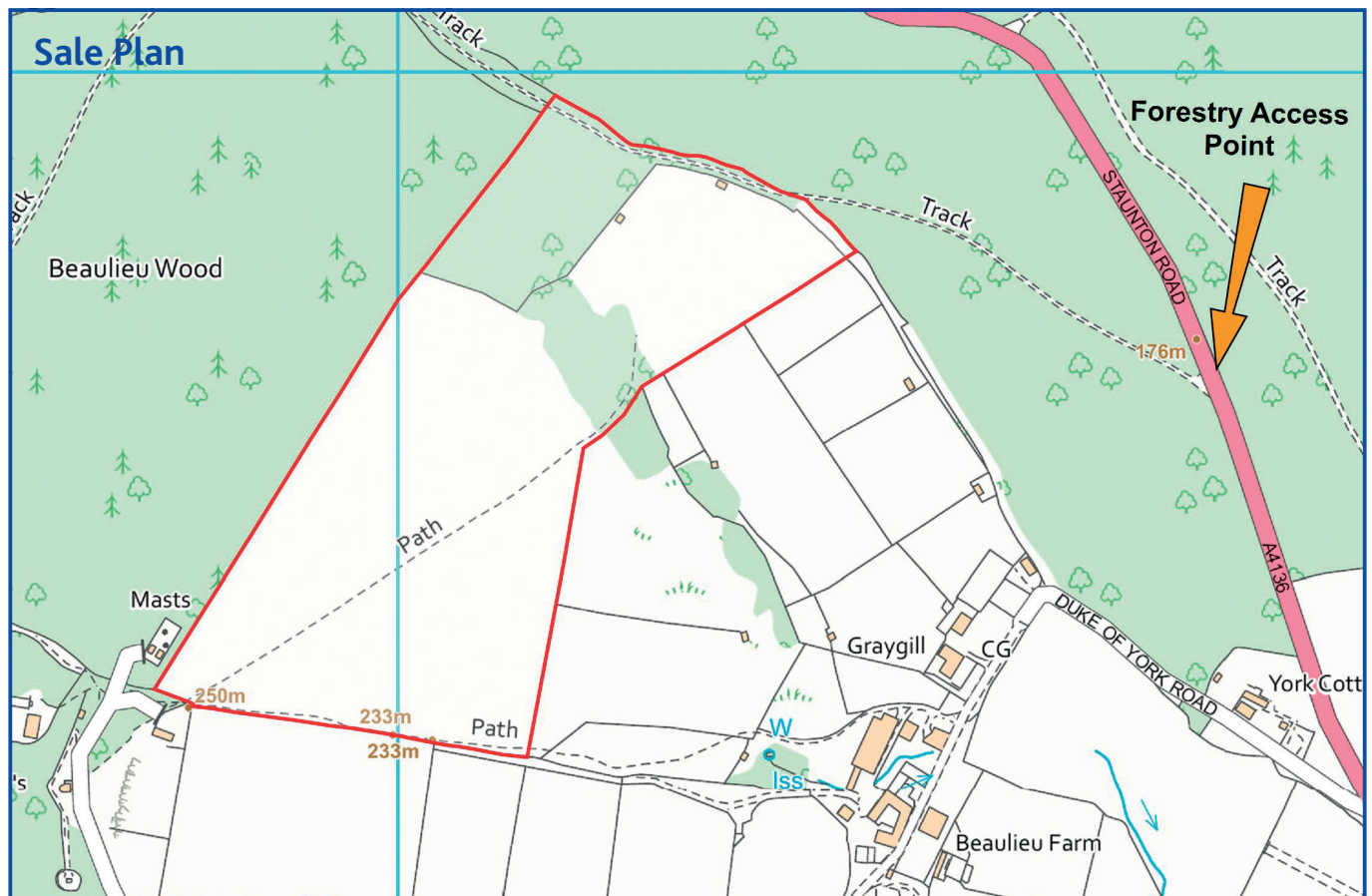
Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. Please make sure all gates are left as they are found. Please do not attempt to take any vehicles onto the property.



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Directions

From Monmouth take the A466 towards Wyesham passing over the two small roundabouts before taking the A4136 towards Staunton. Continue up hill for approximately 2.0 miles. A forestry track with a large access will be on your right-hand side. From Staunton take the A4136 towards Monmouth.

The access to the forestry will be on your left-hand side. Please consider walking from this point and follow the track into the forestry before arriving at the access gate and footpath. A For Sale board will be at the access point and the Woodland access.

Forestry access

/// lunging.puppy.scoop

Field access

/// pavement.commenced.attracts



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