



## Land at Troedrhiw-Mon Llanthony, Abergavenny, NP7 7NN

An attractive parcel of permanent pasture land offering excellent agricultural, equestrian and amenity appeal.

- Good location a short distance from the village of Llanthony •
  - Three field enclosures capable of mowing •
- Natural water supply in the form of a stream • Pond • Hardstanding •
  - In all approximately 8.22 acres (3.33 hectares) •



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# Land at Troedrhiw-Mon

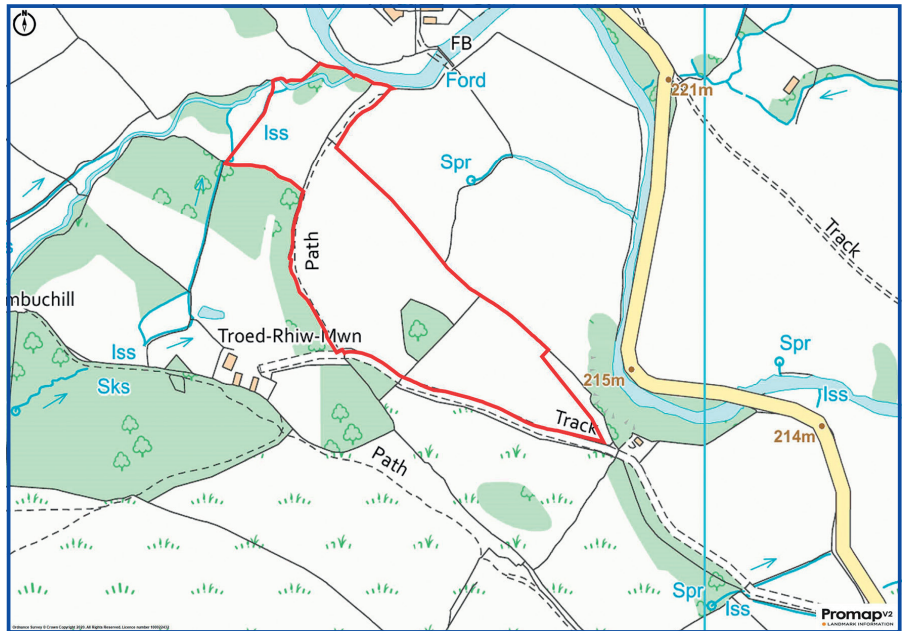
Llanthony, Abergavenny, NP7 7NN

An appealing parcel of grazing pasture capable of producing fodder with hardstanding set out over three field enclosures, situated in the tranquil Llanthony Valley on the Monmouthshire Herefordshire border.

Llanthony - 0.7 miles

Cwmyoy - 3.3 miles

Abergavenny - 9.3 miles



## Location & Situation

The land is well located in the Llanthony Valley, a short distance west of the B4423 Llanthony Road between Llanthony and Cwmyoy and enjoys a tranquil setting with good outlook with views of Llanthony Priory to the north-east.

## Description

The land comprises three field enclosures of permanent pasture, gently sloping down to the north-east, featuring a section of hardstanding in the entrance to the first field enclosure. The northernmost field enclosure features a pond and stream with the north-eastern boundary adjacent to the River Honddu.

Access is via a field gate from the eastern side of a short section of third-party owned track which connects directly to the eastern side of the B4423 Llanthony Road. In all the land extends to approximately 3.33 hectares (8.22 acres).

## 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. A private right of way exists at all times and for all purposes across the third-party owned track that provides access to the land from the public highway. A Public Right of Way crosses two enclosures of the land.

## Services

There are no services 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 A465 at Llanfihangel Crucorney head north-west on the B4423 Llanthony Road for approximately 3.8 miles. The field gate will be on your right hand side.



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