



Land at Merricks Lane Brockweir, Chepstow, Gloucestershire, NP16 7NW

An excellent compartment of ringfenced species rich pastureland in an accessible location within the Wye Valley National Landscape offering a prime package with amenity, equestrian, agricultural, biodiversity and conservation appeal.

- Excellent location within the settlement of Brockweir, adjacent to Merricks Lane •
- Attractive 2.88 acre compartment of level to gently undulating pastureland •
- The land has been regeneratively farmed and is species rich •
- Roadside frontage and access • Positive PreApp for Forest School •
- Appealing to amenity, equestrian, agricultural, biodiversity & conservation purchasers •



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Land at Merricks Lane

Brockweir, Chepstow, Gloucestershire, NP16 7NW

Land at Merricks Lane offers a superb species rich land parcel with small section of woodland in an excellent rural position and situation with roadside access.

St Briavels - 2 miles
Tintern - 2.2 miles
Lydney - 7.2 miles
Chepstow - 8 miles
Monmouth - 10.8 miles

Location & Situation

Land at Merricks Lane is located within the Gloucestershire settlement of Brockweir. It is very accessible directly accessed from the southern side of the public highway known as Merricks Lane, a short distance north-west of Mill Hill which provides access to the main village of Brockweir and the A466.

Description

Accessed from the south side of Merricks Lane, a field gated access opens into the property which offers an attractive parcel of level to very gently sloping pastureland set over three enclosures which are a mix of stock proof fenced with post and wire netting and mature hedgerows.

The first field is a good-sized triangular field which then leads into a similar sized rectangular field enclosure with a small rectangular field below. There is a section of woodland on the north-western boundary which features a useful natural watercourse in the form of a stream. The land also features an additional access gate which connects through to Mill Hill to the south-east.

The vendor has commissioned a baseline ecological survey and received positive pre-application advice from the Forest of Dean District Council Planning Authority to support a possible planning application for a forest school on the land.

The land provides a wonderful species rich compartment offering grazing for livestock and a fantastic natural habitat with roadside access for anyone



with agricultural, equestrian, amenity, conservation and biodiversity interests.

In all Land at Merricks Lane extends in total to approximately 2.88 acres (1.16 hectares).

Wayleaves, Easements & Rights of Way

The property 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

No services are connected. Mains water is close by in Merricks Lane and an electric 11kV pole sits within the land itself.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From Chepstow, head north on the Coleford Road / Park Hill Lane B4228 for approximately 5.3 miles. At the crossroads take the left turn onto Hewelsfield Common signposted Brockweir. Continue straight. After 0.3 miles keep straight onto Belmont Road. Continue for 0.6 miles then at the fork keep left in the direction of Brockweir. Proceed for approximately 0.3 miles then turn right onto Merricks Lane. After approximately 0.1 miles the field gate entrance will be on your left-hand-side. The postcode will not take you to the exact address.

WHAT3WORDS

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