



## Land and Building at Mill Hill Brockweir, Chepstow, NP16 7NN

A desirable land and building package with ring fenced pastureland, a useful building and yard area and duck pond extending to 3.39 acres (1.37 ha) with agricultural, equestrian and amenity appeal.

- Excellent Wye Valley location within the village of Brockweir, close to the A466 •
  - Useful fully enclosed building with lean-to and yard area •
  - Ringfenced enclosures and paddock of gently rising pastureland •
- Close to the east side of the A466 • Extending to 3.39 acres (1.37 hectares) •
- Of interest to agricultural, equestrian and amenity purchasers •



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# Land and Building at Mill Hill

Brockweir, Chepstow, NP16 7NN

Land and Building at Brockweir offers a land and building package with potential within the village of Brockweir with a high degree of privacy and good accessibility.

Tintern - 1.5 miles  
St Briavels - 3.3 miles  
Lydney - 7.5 miles

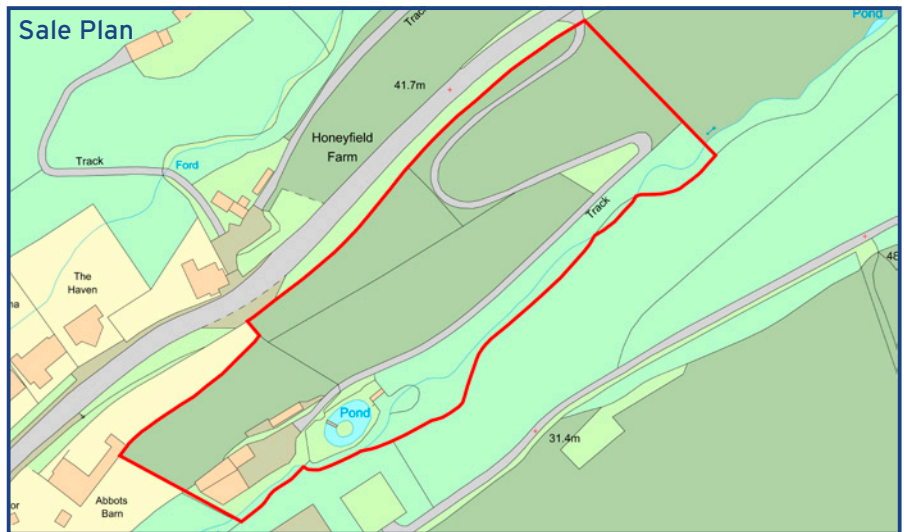
## Location & Situation

The property is located a short distance east of Brockweir Bridge, within a private position with good access to the A466, within the Wye Valley Area of Outstanding Natural Beauty.

## Description

Accessed from the north side of Mill Hill Road, a short distance east of Brockweir Bridge a field gated access opens into the property which is a rectangular parcel of level to sloping land. There is a level rectangular field enclosure at the top adjacent to the road. The remainder of the land slopes down to the south where it levels off at the south-western end. A hardcore farm track from the entrance leads down through the land is level and bordered on the south side by a watercourse and two orchards. At the end of the track is a concreted yard area featuring a tin sheeted timber and block-built steel and timber framed fully enclosed building with attached open fronted seven bay lean-to. Inside the fully enclosed building is an extensive workshop area with oil fired heating boiler and diesel tank. To the rear of the building is a kitchenette/office area with base units, and metal sink. The office/kitchenette also features a fully secure door enabling it to be used as a gun store. Adjacent to the yard area is a duck pond with chicken pen and sitting area providing a lovely amenity space. The property could be used for a range of possible uses subject to planning.

In all the property extends in total to approximately 3.39 acres (1.37 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

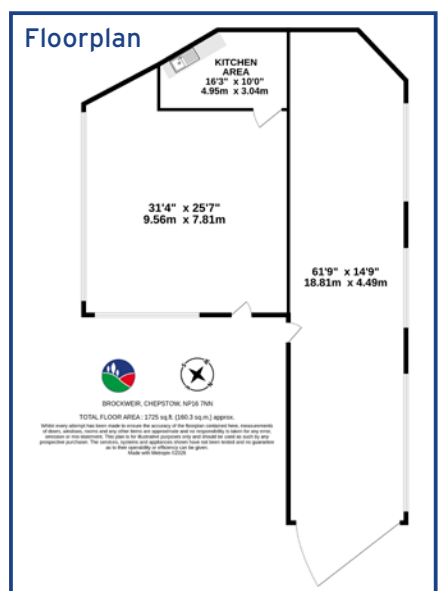
Mains electricity and spring fed water supply.

## 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 the A466 at Brockweir, turn onto Brockweir Bridge then proceed up Mill Hill for 0.3 miles. The entrance to the property will then be on your right-hand side.

## WHAT3WORDS

 spruced.fuel.clerk



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