



## Land at The Onen Talycoed, Monmouth, NP25 5HN

A desirable land parcel of prime agricultural pastureland with barn offering equestrian, agricultural and amenity appeal.

- Excellent location within the settlement of Talycoed •
- Ringfenced parcel of productive organic pastureland set over three enclosures •
  - Natural water supply and river frontage to the River Trothy •
  - Accessible position with roadside access •
- Of interest to equestrian, agricultural and amenity purchasers •
  - Extending to 25.88 acres (10.47 hectares) •



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# Land at The Onen

Talycoed, Monmouth, NP25 5HN

Land at The Onen offers an excellent opportunity to acquire a prime compartment of productive pastureland with barn and lapsed planning for an agricultural building in a very accessible location, within the settlement of Talycoed.

Llantilio Crossenny - 2.6 miles

Raqlan - 5.8 miles

Monmouth - 6.5 miles

Abergavenny - 10.4 miles

Usk - 10.9 miles

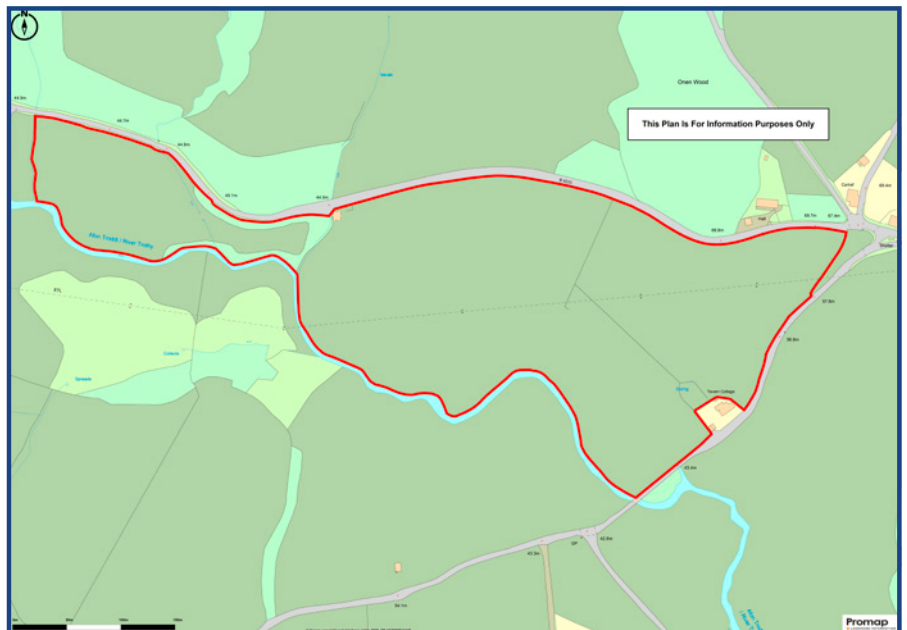
## Location & Situation

Land at the Onen is well located within the popular rural settlement of Talycoed, surrounded by glorious countryside, positioned directly south of the B4233 with direct access from it. There are excellent connections to the main road network of the A40 at Monmouth to the east and the A465 Heads of the Valleys Road at Abergavenny to the west.

## Description

The land is positioned within one ring fenced compartment directly south of the B4233 at Talycoed with access from three gateways. The land comprises three extensive stock proof fenced field enclosures which are level to gently rising to the north-east with gated roadside access to each. The property features a two-bay Dutch barn positioned close to the roadside within the second field enclosure as well as a pond and natural water supply in the form of a spring. The land then borders the River Trothy to the south.

The pastureland is all registered organic and capable of being grazed or mown for fodder. There is also a lapsed planning consent for a new



agricultural building on site. As all the land is easily accessible and in good condition it would certainly provide significant appeal to agricultural, equestrian and amenity type purchasers.

In all the property extends in total to approx. 25.88 acres (10.47 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

There are no mains services connected. The property benefits from a natural water supply from a spring.

## 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 A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 5.9 miles. The property will be on your left.



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