



# LAND AT PENRHOS

PENRHOS | RAGLAN



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PENRHOS | RAGLAN | MONMOUTH | NP15 2LQ

LAND AT PENRHOS OFFERS A FANTASTIC OPPORTUNITY TO ACQUIRE AN EXCELLENT 11.38 ACRE (4.61 HA) RINGFENCED COMPARTMENT OF LAND SET OVER TWO CONTIGUOUS BUT DISTINCT LOTS WITH ROADSIDE FRONTAGE AND ACCESS IN A DESIRABLE LOCATION OFFERING A PRIME LAND PACKAGE WITH AGRICULTURAL, EQUESTRIAN AND AMENITY APPEAL.

*The land is positioned in the heart of the Monmouthshire settlement of Penrhos with close links to Raglan and Monmouth.*

*Offered as a whole and in two Lots.*

- Superb location and position within the settlement of Penrhos •
- 11.38 acres (4.61 ha) of prime pastureland set over two Lots •
  - Lot 1 – 5.65 acres (2.29 ha) •
  - Lot 2 – 5.73 acres (2.32 ha) •
- Roadside frontage and access •
  - Mains water connected •
- Freehold with Vacant Possession •
- Extending in total to approximately 11.38 acres (4.61 hectares) •

## DISTANCES FROM LAND AT PENRHOS

Raglan 4.6 miles • Monmouth 7.7 miles • Abergavenny 8.4 miles  
Usk 9.8 miles • Chepstow 18.8 miles • Hereford 21.9 miles  
Newport 22.6 miles • Ross-on-Wye 23.3 miles • Cardiff 33.7 miles  
*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

The property is very well situated in a private elevated position within rural Monmouthshire with beautiful views, within the settlement of Penrhos, a short distance from the large village of Raglan, and connection to the A40 trunk road network, under five miles away. The property is positioned directly north-east of the Penrhos Lane and also accessed from the north-western corner from the Penrhos/Onen Lane and is extremely well connected to the road network with the A49 and A449 at Raglan which in turn connects directly to the M4 (J.24) 17.5 miles to the south of the property.

## DESCRIPTION

The land forms an L shaped compartment of grazing/ fodder grassland positioned primarily to the north-east of the Penrhos Lane and also accessed from the north-western corner from the Penrhos/Onen Lane. The land is predominantly level to very gently undulating in places and features a natural divide as it is set over two distinct field enclosures with independent access to each.

The land is offered as a whole, or in two Lots. Please see the sale plan, for identification purposes only, on the rear cover of this brochure for the specific Lots.

### LOT 1

Accessed from the south side of the Penrhos/Onen Lane, Lot 1 comprises a rectangular shaped field enclosure featuring mature hedge boundaries with the north-western boundary containing several impressive oak trees. The land is all set to productive permanent pasture and is predominantly level to very gently sloping with mains water connected. At the southern corner of the land is a fenced off coppice featuring hazel, oak and an old yew tree. Lot 1 extends in total to 5.65 acres (2.29 ha).

### LOT 2

Accessed from the south-western side of the Penrhos Lane and with roadside frontage is Lot 2. Lot 2 extends off the south-eastern boundary of Lot 1 comprising a rectangular parcel of productive permanent pastureland with mature hedgerow boundaries. The land is all level to gently sloping with spectacular views. Mains water is connected. Lot 2 extends in total to 5.73 acres (2.32 ha).

All the land at Penrhos offers an excellent compartment of stock proof fenced permanent pastureland with roadside frontage and mains water connected. All the land is predominantly level to gently sloping with slightly acid loamy and clayey soils and can all be grazed or mown for fodder, providing strong agricultural, equestrian and amenity appeal.



## KEY INFORMATION

**Services:** The property benefits from a mains water connection. The meter is within Lot 2. If Lot 1 is sold separately to Lot 2 it will be the responsibility of the purchaser of Lot 1 to apply for their own water connection. The water main is in the lane adjacent to the land.

**Fixtures and fittings:** Only those items specifically mentioned in these particulars will be included in the sale.

**Tenure:** Freehold with vacant possession upon completion.

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644.

**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars. A Public Right of Way crosses the southern end of Lot 1.

**Sale Method:** The property is offered for sale by Private Treaty.

**Viewings:** Strictly by appointment with Powells – 01600 714140.

**Directions:** From the Raglan Roundabout exit onto Clytha Road, then take the first right onto Pen Y Parc Road and continue for 2 miles. At the junction cross over onto Raglan Road. Continue for 1.7 miles then turn right onto Cross Elms Lane. Continue straight for approximately 0.4 miles where Cross Elms Lane turns into Pant Lane. You will then reach the triangle which separates Pant Lane and Penrhos Lane. As soon as you pass the triangle the gateway to Lot 1 is immediately on your right. If you turn right at the triangle and drive down Penrhos Lane, the land is on your left-hand side with the gateway to Lot 2 0.2 miles from the triangle, on your left-hand side.

Please note the Post Code will not take you to the exact address.

**Post Code:** NP15 2LQ

**What3Words:**  chef.worlds.flesh



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