



Land known as 'Pointers Field' Newcastle, Monmouth, Monmouthshire NP25 5NT

An easily accessible & compact pasture field benefiting from direct access from the Newcastle to Llangattock Lane offering excellent agricultural, equestrian & amenity appeal.

- Good location between Newcastle & Monmouth •
- Compact grazing or fodder grass field • Attractive woodland copse with spring •
- In all approximately 8.42 acres •



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An appealing grazing pasture / fodder field which forms a compact regular shaped parcel of land, situated just outside of the hamlet of Newcastle, and with easy access via the B4347 to Monmouth.

The land has potential to be subdivided into a number of paddocks for agricultural or equestrian use if required.

Newcastle - 0.5 miles

Skenfrith - 2.5 miles

Monmouth - 5 miles

Location & Situation

The land is well located in the wider Monnow Valley region, a short distance along the Newcastle to Llangattock-Vibon-Avel Lane, with easy access to the B4347 at Newcastle. The land benefits from a beautiful open countryside situation & position with Pointers Wood directly adjoining the south eastern boundary.

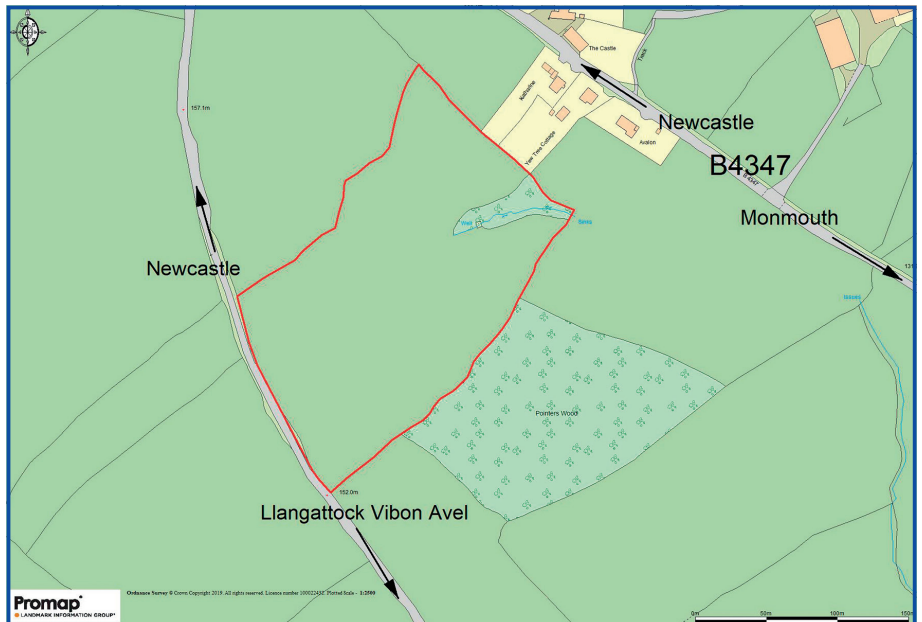
Description

The land comprises a compact regular shaped parcel of pastureland, with potential to be fodder cropped for hay. The single field enclosure is gently sloping to the eastern aspect. The land benefits from independent field gate access direct from the Newcastle to Llangattock Lane.

The land offers an excellent agricultural or equestrian field, or for utilisation for recreational uses (subject to any necessary consents). The field has potential to be subdivided into further paddocks if necessary.

In all the land extends to approximately 3.41 hectares (8.42 acres).

Sale Plan



Services

There are no services directly connected to the Land. Mains water is believed to be available nearby to connect to if required. Interested parties are to make and reply upon their own enquiries in respect of any connection to mains services.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way, whether they are specifically referred to in these particulars, or not. A public footpath crosses the land.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any other alternative method.

Viewings

Viewings at any time in daylight hours with a copy of these particulars. All parties viewing do so at their own risk and are advised to exercise the usual caution with parking to view the land and walking agricultural land. Please ensure the field gate is secured fastened if grazing livestock are in the field. No vehicles are to be taken onto the land.

Directions

From the B4347 approaching Newcastle from Monmouth turn left signposted Llangattock immediately on entering the hamlet of Newcastle, towards Llangattock-Vibon-Avel/Llangattock School. The field gate entrance to the land can be found a short distance on the left-hand side. A location plan is downloadable from the website.



 **POWELLS**
CHARTERED SURVEYORS • LAND & ESTATE AGENTS

Singleton Court Business Park,
Monmouth, NP25 5JA
Telephone: 01600 714140
www.powellsrural.co.uk

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