



Woodland at The Graig Lydart, Monmouth NP25 4RP

Two parcels of amenity woodland offered in two Lots, either side of a Public Footpath in a very accessible location presenting a desirable conservation or amenity package.

- Excellent location a short distance from the settlement of Lydart and the B4235 •
- Two compartments of woodland set over two Lots in an accessible location •
- Of interest to conservation and amenity purchasers •
- Lot 1 – 0.67 acre • Lot 2 – 0.92 acre •



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Woodland at The Graig

Lydart, Monmouth NP25 4RP

The Woodland at The Graig provides two desirable parcels of mature broadleaf woodland. Having previously been managed with ecological protection as a priority, the woodland will be of interest to purchasers with a conservation or amenity interest.

Location & Situation

The woodland is positioned at the end of a lane known as 'The Graig Road' leading from a minor B-road with the B4293 a short distance away from the property.

Lot 1 (Red) is generally more level with a northerly aspect located to the south-east of the public footpath. **Lot 2 (Blue)** is generally more sloping, again with a northerly aspect and located to the north-western side of the footpath. Access to each parcel is direct from the footpath running between each Lot.

Description

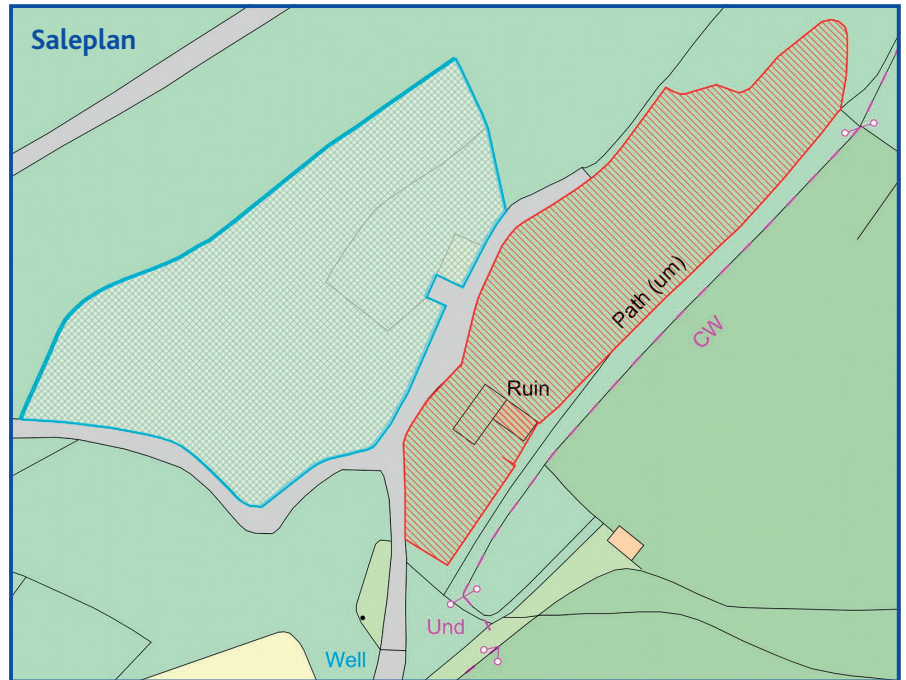
Part of a much larger expanse of woodland overlooking Monmouth and the Black Mountains, Graig Wood is dominated by ash, sycamore and oak trees, with a scattering of ancient yew trees. There are a number of dilapidated stone buildings which provide excellent amenity value to each Lot.

Lot 1 (Red), positioned on the south-eastern side of the footpath comprises a compartment of mixed broadleaf woodland and a dilapidated stone building, bounded by open fields to the east and the wider Graig woodland to the north.

Extending in total to approximately 0.67 acre.

Lot 2 (Blue), positioned on the north-western side of the footpath comprises a more sloping compartment of mixed broadleaf woodland and another small, dilapidated building.

Extending in total to approximately 0.92 acre.



Part of each lot is classified as Ancient Woodland and therefore any future management undertaken by a purchaser must consider this.

Wayleaves, Easements & Rights of Way

The woodland 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

None.

Sale Method


The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the woodland 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 woodland. Do not attempt to take a vehicle into the woodland.

Directions

From Monmouth head south on the B4293 towards Trelleck. After 1.6 miles turn left towards Penallt. Continue for 0.4 miles and turn left again, continue along this lane and keep left until after 0.8 miles. Take the lane left and continue down past a farm on your left-hand side and continue to the end of the lane. There is space for parking prior to reaching the woodland on the track in front of you.

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

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