



Land at St Maughans Monmouth, Monmouthshire, NP25 5QQ

An appealing parcel of good grassland, divided into two principle enclosures,
set within the beautiful Monnow Valley.

- Excellent location and position within Monnow Valley •
- Situated west of St Maughans to Skenfrith Lane •
- Of agricultural/amenity/conservation interest •
- In all approximately 19.62 acres •



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Land at St Maughans

Monmouth, Monmouthshire, NP25 5QQ

An appealing parcel of grazing/fodder grassland which forms an irregular shaped parcel of land, anticipated to be of significant agricultural, conservation and amenity interest. The land is situated in an excellent location and tranquil situation within the Monnow Valley, a short distance from the Welsh Border town of Monmouth.

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

Monmouth - 4.5 miles • Skenfrith - 2.5 miles
Ross-on-Wye - 12 miles

Location & Situation

The land is well located within the beautiful Monnow Valley a short distance outside of the hamlet of St Maughans to the west of the St Maughans to Skenfrith Lane. The land shares an access with an entrance to Farr Barn. There are beautiful views to the east, especially from the elevated parts of the land.

Description

The land at St Maughans is accessed via a short track set back from the St Maughans to Skenfrith Lane and forms an appealing irregular shaped parcel of grazing/fodder grassland, divided into two principal enclosures. The land is gentle undulating, and has potential to be sub divided further into a series of paddocks if required.

There are several pockets of woodland copses, with a small pond situated at the southern end of the land, and meandering stream bordering the north, which will provide for additional amenity/conservation interest. There are mature hedgerows around the field boundary which also join the plantation of deciduous woodland to the west a small brick former pump house still exists on the edge of the western field parcel.

In all the land extends to approximately 7.94 hectares (19.62 acres).

Services

There are no mains services directly connected to the Land. Interested parties are to make and rely on 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 (if any), whether they are specifically referred to in these particulars or not. The selling agents are advised there is a right of way at all times and for all purposes across the entrance at Farr Barn to the field entrance. A Public Footpath crosses the land.



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Sale Plan



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

All parties are welcome

to view during daylight hours with a copy of these Particulars. No vehicles are to be taken onto the land.

Directions

From the hamlet of Maypole/St Maughans proceed north towards to Skenfrith, passing the lane on your right to Tregate Bridge. Pass the entrance on the left for 'Trivor' and the next entrance on the left is for Farr Barn. The field entrance gate is immediately in front of you as you turn into the entrance for Farr Barn.



Important Notice

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