



Upper Park Pant y Goitre, Abergavenny, NP7 9BB

A desirable stretch of single bank fishing on the River Usk offering sporting, conservation and amenity appeal.

- Excellent location adjacent to Pant y Goitre Bridge •
 - A quarter of a mile of single bank fishing •
- 2.42 acres of land and woodland • Accessible position with pedestrian and vehicular access •
 - Of interest to sporting, conservation and amenity purchasers •
 - Extending to 3.87 acres (1.57 hectares) •



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Upper Park

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Upper Park offers an excellent opportunity to acquire a quarter of a mile of single bank fishing in a picturesque location on the River Usk within the settlement of Llanvair Kilgeddin.

Raglan - 4.7 miles

Abergavenny - 5.7 miles

Usk - 5.8 miles

Monmouth - 12.2 miles

Chepstow - 19 miles

Location & Situation

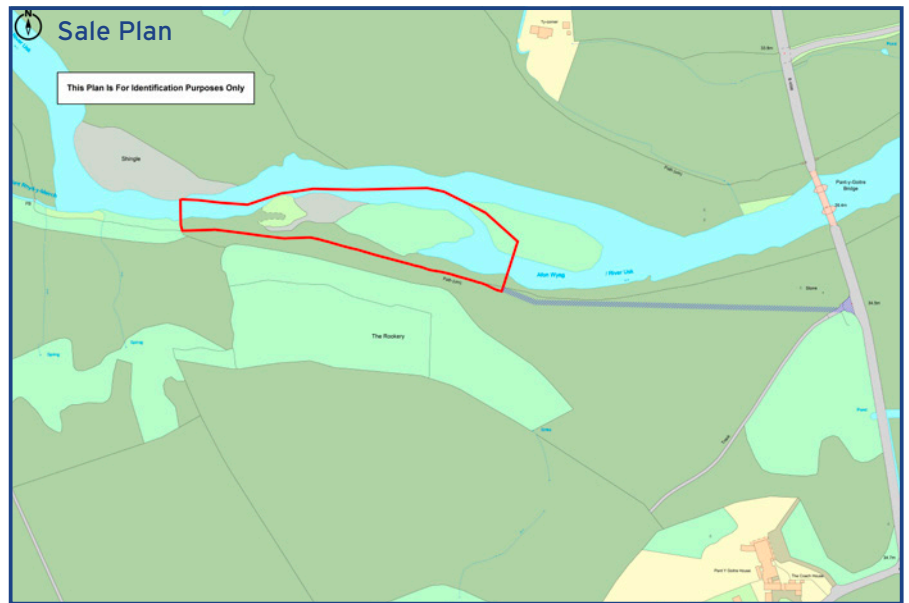
Upper Park is located in a level position a short distance west of Pant y Goitre Bridge and the B4598 Kemeys Road on the River Usk within the River Usk (Lower Usk) / Afon Wysg (Wysg Isaf) Site of Special Scientific Interest (SSSI).

Description

Upper Park is positioned to the West of Pant y Goitre Bridge and accessed via a foot path from the B4598 Kemeys Road at the bridge and a vehicular right of access. Upper Park beat is extremely accessible with gentle low bank and the land partially wooded with low lying grass and shoal. The beat extends to over a quarter of a mile of single bank and is positioned between the beats of Old Clytha to the west and Llwyn Corner to the east. The property offers on bank fishing and also considerable areas that are wadable. There are good reports of trout and the occasional salmon with catch & release for salmon at all times.

Upper Park not only offers an excellent fishing package but will also appeal to anyone with amenity interests as it is a beautiful undisturbed location.

In all the property extends in total to approximately 3.87 acres (1.57 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. A right of way crosses the land. The property benefits from a right of access over the track shaded blue on the plan.

Services

There are no services connected.

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 Raglan Roundabout exit onto the Clytha Road. Continue for 4.5 miles then at the crossroads turn left onto the B4598 Kemeys Road in the direction of Llanvair Kilgeddin. Continue for 0.4 miles and the pedestrian access will be on the southern side of the bridge on the western side. There is vehicular access and a pull in a short distance south of the Bridge.

WHAT3WORDS

/// rave.baking.storeroom



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