



Wentwood View Earlswood, Chepstow NP16 6AS

An excellent opportunity to acquire an equestrian smallholding package with stable building, general purpose agricultural building, yard and ring-fenced parcel of three grazing enclosures offering excellent equestrian, agricultural and rural enterprise appeal.

- Excellent location a short distance from Earlswood and Shirenewton •
- Stable building with three stables • Three-bay steel portal framed building •
- Fenced off yard area • Three ring-fenced field enclosures •
- In all approximately 13.21 acres (5.35 ha) •



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Wentwood View

Earlswood, Chepstow NP16 6AS

Wentwood View offers an excellent opportunity to acquire a desirable equestrian smallholding package with stable building and additional steel portal framed agricultural building situated within a ringfenced parcel of land comprising three field enclosures of grazing pasture.

The property has excellent equestrian, agricultural and rural enterprise appeal as it comprises a Steel Portal Framed open sided agricultural building, block built stable building and three ring fenced field enclosures of permanent pasture, all capable of being grazed or mown for fodder.

Earlswood – 1.5 miles

Devauden – 3.5 miles

Usk – 6.5 miles

Chepstow – 7.5 miles

Raglan – 9.3 miles

Monmouth – 14 miles

Location & Situation

The land sits in an excellent elevated rural position close to the settlements of Llangwm, Earlswood and Shirenewton, equidistant between the towns of Usk and Chepstow, situated on the eastern side of the B4235 Chepstow Road.

Description

An excellent ring-fenced compact parcel comprising three stock proof fenced field enclosures, yard area, three bay steel portal framed building and block built stable building with three stables. The stable building and yard are served by their own independent stoned access track direct from the B4235. The buildings are in good condition and are



extremely versatile providing for a range of potential possible uses (subject to gaining the necessary planning consents).

The land extends across three rectangular field enclosures which could be subdivided further into grazing paddocks providing good grazing and is all capable of being mown for fodder.

Access to the property is via a field gated entrance direct from the east side of the B4235.

In all the land extends to approximately 13.21 acres (5.35 hectares).

Wayleaves, Easements & Rights of Way

The land 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

Mains water is connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

Sale Method

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

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions

From the Usk Showground proceed on the B4235 in the direction of Llangwm. Continue for 4.6 miles, then the property will be on your left and right-hand side. All parties are advised to use caution when accessing and leaving the site.



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