



Woodlands Paddock

Penrhos, Raglan, Usk
Monmouthshire, NP15 2LF

A compact grazing paddock benefitting from direct access from Penrhos Lane & offering excellent equestrian & amenity appeal.

- Good location in central Monmouthshire on fringe of hamlet of Penrhos •
- Compact grazing paddock • Attractive setting with direct roadside access •
- In all approximately 1.75 acres • For Sale by Private Treaty •



www.powellsrural.co.uk



Woodlands Paddock

Penrhos, Raglan, Usk, NP15 2LF

An attractive & compact grazing paddock, situated on the fringe of the hamlet of Penrhos, and with the benefit of direct access from Penrhos Lane.

The land has excellent equestrian and amenity appeal, particularly for recreation and leisure purposes, subject to obtaining any necessary consents required.

A premium glamping centre, Woodlands Farm, has been developed adjacent to west of the paddock.

Raglan - 4.4 miles
Monmouth - 8.5 miles
Abergavenny - 9.2 miles

Location & Situation

Woodlands Paddock is well located in central Monmouthshire, on the fringe of the hamlet of Penrhos, upon the junction to the Penrhos/Tregare/Llantilio Crossenny Lane. The paddock enjoys a gently elevated position with lovely views to the southern aspect. A residential property known as The Woodlands is situated adjacent to the south with Woodlands Farm Premium Glamping Centre adjacent to the west.



Description

The paddock comprises a compact and regular shaped parcel of land, forming a single enclosure. The land is gently undulating and has potential to be subdivided further into smaller paddocks if desired. Several mature oak trees are situated around the edge of the land which add to the attractive countryside setting.

In all the land extends to approximately 0.71 hectares (1.75 acres).

Services

There are no services directly connected to the Land. Mains water is believed to be available in the adjacent lane to connect to if required. Interested parties are to make, and rely upon, their own enquiries in respect of any connections 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.

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 sale method.

Viewings

Viewings at any time in daylight hours with a copy of these particulars. No vehicles are to be taken onto the land. Please ensure the field gate is secured fastened after viewing.

Directions

From Penrhos Church proceed north along the Penrhos Lane for a short distance until reaching the Lam Rim Buddhist Centre at Pentwyn Manor on the left, turn right and proceed past Woodlands Farm Glamping.

Woodlands Paddock can be found immediately on right prior to the junction with the Tregare/Llantilio Crossenny Lane.



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

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

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared September 2020.