

Redhill Woodland

Wonastow Road, Monmouth,
Monmouthshire

An attractive parcel of mature mixed woodland with splendid amenity and conservation interest and with direct access and frontage to Wonastow Road



- Compact parcel of mature woodland with mature Oak, Ash, Cherry and Beech •
- Abundance of wildlife interest • Excellent accessibility with direct access from highway •
- 2.20 acres (0.89 hectares) •



Redhill Wood

Wonastow Road, Monmouth, Monmouthshire (adjacent postcode NP25 4DQ)

An attractive parcel of mature mixed woodland with significant amenity and conservation appeal, set in a beautiful position, adjacent to the Wonastow Road, a short distance from Monmouth Town.

Wonastow – 0.25 mile

Monmouth – 0.50 mile

Dingestow – 2.2 miles

- Accessible location with direct road frontage
- Attractive deciduous mature woodland
- Biodiversity and amenity interest
- In total approximately 2.20 acres

Location & Situation

The woodland is well located in an accessible position adjacent to the Wonastow Road, a short distance from the prestigious Welsh Border Town of Monmouth. The land enjoys a peaceful position and surrounded by open countryside to the north. Subject to obtaining the necessary consents there is potential for the woodland to be managed and utilised for a wide range of recreational & leisure activities.

Description

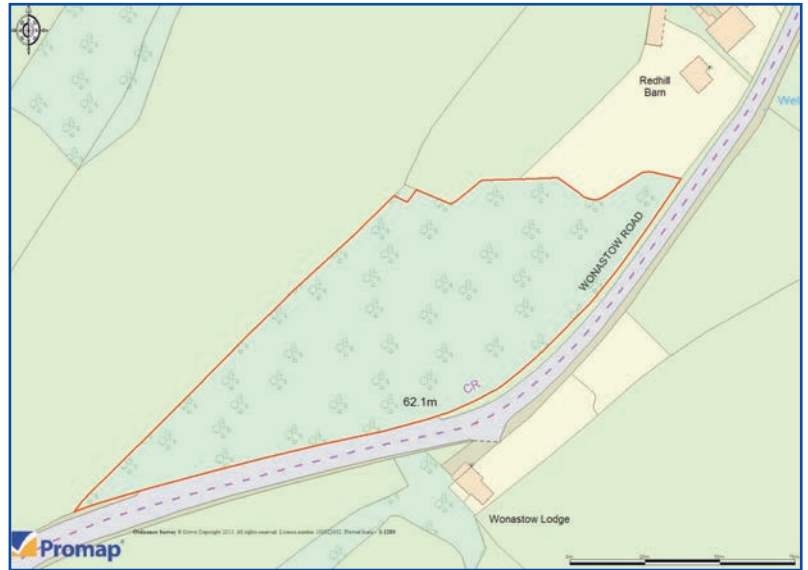
The woodland forms a compact parcel of woodland which is mainly level towards the western aspect with the land becoming gently undulating throughout, with some gently sloping areas to the eastern boundary. There are a number of mature trees, which may offer some valuable timber value, in addition to an extensive supply of firewood. There is a diverse ground flora of spring flowering wild flowers and extensive biodiversity interest, especially bird life. In all the woodland extends to approximately 0.89 hectares (2.20 acres).

Services

There are no mains services directly connected to the woodland. Please note that on the northern boundary of the woodland, a 6m x 6m area housing a water collection tank for Red Hill Farm will be retained by the Vendor.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, both public and private, whether they are specifically referred to in these particulars or not. The Vendors do not believe there are any private or public rights of way affecting the woodland but this is for any prospective purchaser to satisfy themselves on this.



Electricity lines cross through the woodland with a wayleave agreement in place for this. A cleared strip of land which provides access to the woodland is maintained by Western Power Distribution below these lines.

Sale Method

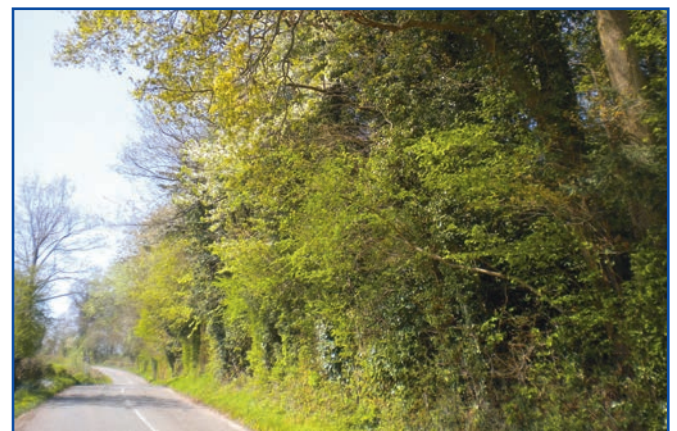
The land is offered for sale by Private Treaty. The Agents reserve the right to sell the woodland by Tender or Auction at a later stage to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars.

Directions

Proceed out of Monmouth on the Wonastow Road, after approximately 0.5 mile, pass Red Hill Farm / Red Hill Fishery on your right hand side. The woodland is situated adjacent to the right hand side of Wonastow Road, a little further on, opposite Wonastow Lodge.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 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 April 2015.