



Land at Cwmcicarvan

Near Monmouth, Monmouthshire

A rare opportunity to acquire an excellent block of productive grassland with direct roadside access close to the settlement of Cwmcicarvan



- Accessible location • Direct access & frontage to Cwmcicarvan Lane •
- Natural water supply • Useful three bay open fronted building •
- Land available in two natural lots - In all 72.27 Acres •



Land at Cwmcicarvan

Near Monmouth, Monmouthshire (adjacent postcode NP25 4JP)

An attractive block of productive grassland located in an excellent location in the rolling Monmouthshire countryside. The land is very accessible and comprises mainly of gently undulating permanent pasture land. The land is divided into two natural lots by the Cwmcicarvan Lane, and benefits from extensive road frontage. It also has superb amenity appeal and both parcels of land benefit from a natural running water supply.

The Land is available to be purchased as a whole or in two lots (consideration will be given to further lotting).

Monmouth – 5.5 miles

Raglan – 6 miles

Abergavenny – 15 miles

Ross-on-Wye – 16 miles

- Excellent accessible location within Monmouthshire
- Direct access and frontage to Cwmcicarvan Lane
- Good productive grassland & superb amenity appeal
- Useful three bay implement / fodder building & yard
- In all 72.27 Acres (29.247 Hectares)
- Lot 1: 20.74 Acres (8.394 Hectares)
- Lot 2: 51.53 Acres (20.853 Hectares)

Location & Situation

The land is located in an excellent area of Monmouthshire's stunning rolling countryside within the parish of Cwmcicarvan, close to Cwmcicarvan church. The land lies to either side of the Cwmcicarvan lane and is easily accessible from the old Monmouth to Raglan road.



Description

The land forms two natural compact parcels of land which comprise mainly of gently undulating permanent pasture. Some of the land has been cultivated in the past. Both parcels of land provide attractive and easily accessible parcels of good grassland.

The land is likely to appeal to a number of interested parties, as it provides good agricultural livestock land, but also has great amenity appeal due to its character and position.

The land is offered as a whole or in two lots, see sale plan, for identification purposes only, on the rear cover of this brochure;

Lot 1 – Land West of Cwmcicarvan Lane 20.74 Acres (8.394 Hectares)

This parcel of land comprises of a compact irregular shaped block of land forming two permanent pasture enclosures. The pasture land runs down towards the tree lined brook which forms the western boundary. The brook is included in the freehold interest and forms an excellent natural water supply to this land.

There is a double access gate and further field gate access direct from the Cwmcicarvan lane.



Lot 2 – Land East of Cwmcicarvan Lane 51.53 Acres (20.853 Hectares)

This land forms a compact block of seven principal enclosures of attractive grassland, mainly laid to permanent pasture. A tree lined brook runs centrally through the block of land, providing an excellent natural water supply. A number of mature in-field trees to the east side of the brook also add to the amenity appeal of this land, providing a 'Parkland' character.

The pasture land provides good stock grazing land with a number of fields also being able to be cropped for forage if required.

The land benefits from a very useful three bay open fronted implement/fodder building and small yard area adjacent to the Cwmcicarvan Lane.





Services

There are no mains services directly connected to the land. Electricity and mains water are available close by. It is for any interested party to obtain the connection costs of these if interested.

Tenure

The land is offered freehold. A grazing licence agreement is currently in place with a neighbouring farmer which runs until 31st August 2014. Vacant possession will then be provided at the end of this licence period. The licence fee will not be apportioned on completion.

Single Payment Scheme

There are no Single Payment Scheme Entitlements included within the freehold sale. Single Payment Scheme Entitlements will be claimed on the land in 2014 and any purchaser(s) will agree not to undertake any activity to prejudice the claimant's 2014 claim.

The purchaser will be able to establish Basic Payment Scheme Entitlements on eligible areas of the land in 2015 if they are a eligible claimant.

Local Authority

Monmouthshire County Council: Telephone 01633 644644.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and Public & Private Rights of Way, whether these are specifically referred to in these particulars or not.



Sale Method

The land is offered for sale by Private Treaty and offered either as a whole, or in two individual lots as shown on the sale plan on the rear cover of this brochure (offers on further lots may be considered).

The selling agents reserve the right to offer the land in different lots as shown and to conclude the sale, of all or part of the land, by Informal Tender or Public/Private Auction.



Viewings

Interested parties are welcome to view the land at any time during daylight hours with a copy of the sales particulars. All parties viewing do so at their risk. No vehicles or dogs are to be taken onto the land. Please ensure all gates are safely secured.

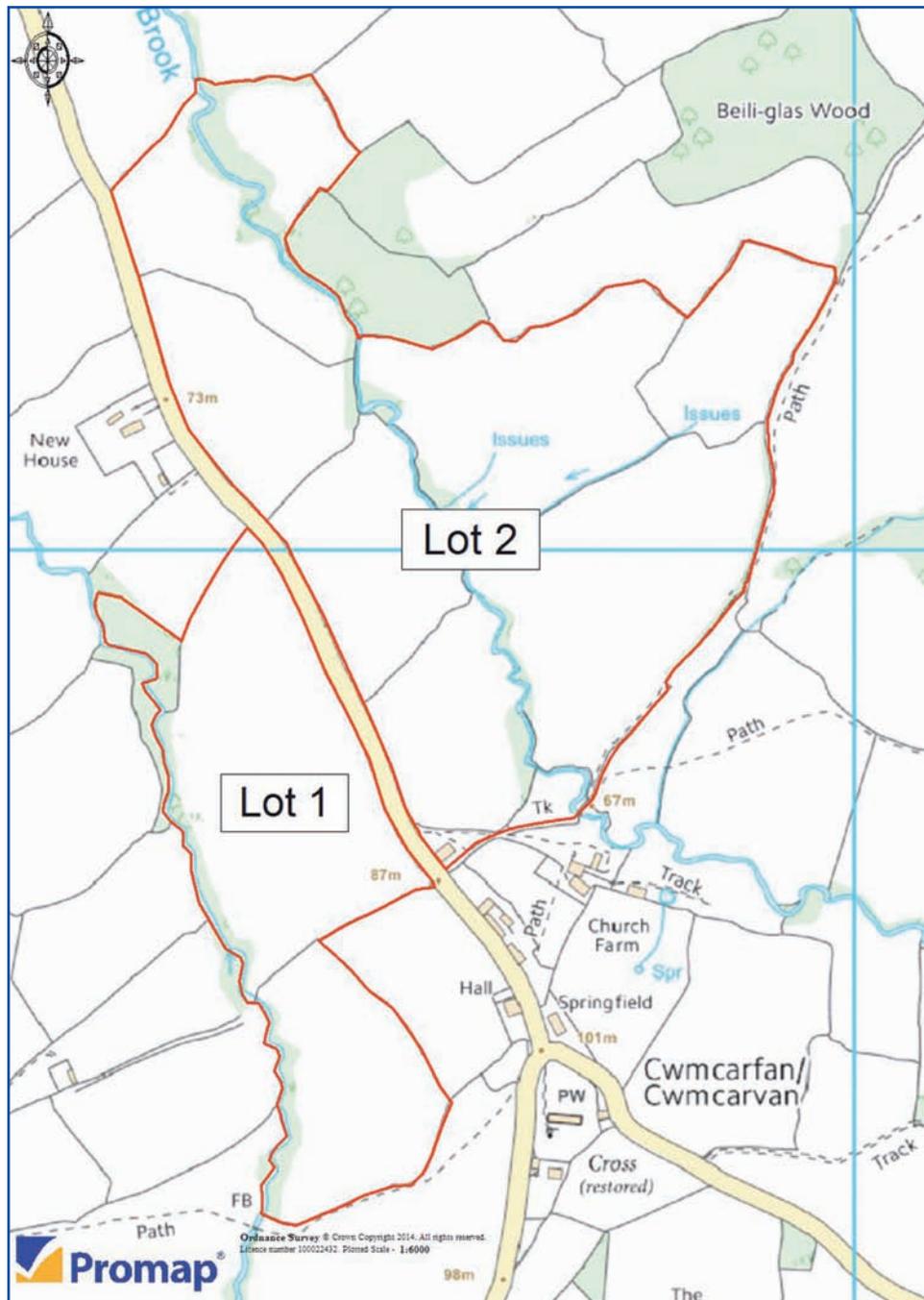
Directions

From Monmouth proceed on the B4233, staying on this road to Mitchel Troy village, rather than bearing left on the B4233 to Trellech. Proceed through Mitchel Troy village and after approximately 1/2 mile bear left (do not join A40).

After approximately 1 mile take the first left turn signed posted 'Cwmcarnvan'. The land can be found on either side of the Cwmcarnvan lane after approximately 1.8 miles, just before arriving at Cwmcarnvan church. For Sale Boards have been erected on the field gates.

Land at Cwmcarvan

Near Monmouth, Monmouthshire (adjacent postcode NP25 4JP)



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Important Notice

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