



## Land Near Dingestow

### Old Monmouth Road Monmouthshire

An attractive paddock / amenity land with direct access & frontage to the Old Monmouth Road

- Valuable equestrian paddock or grazing / amenity land •
- Situated between villages of Dingestow, Raglan & Pen-y-clawdd •
- Frontage to Old Monmouth Road & Dingestow lane •
- Approximately 1.10 Acres (0.445 Hectares) •



# Land Near Dingestow

## Old Monmouth Road/Groesenon Road, Monmouthshire (nearby postcode NP25 4BR)

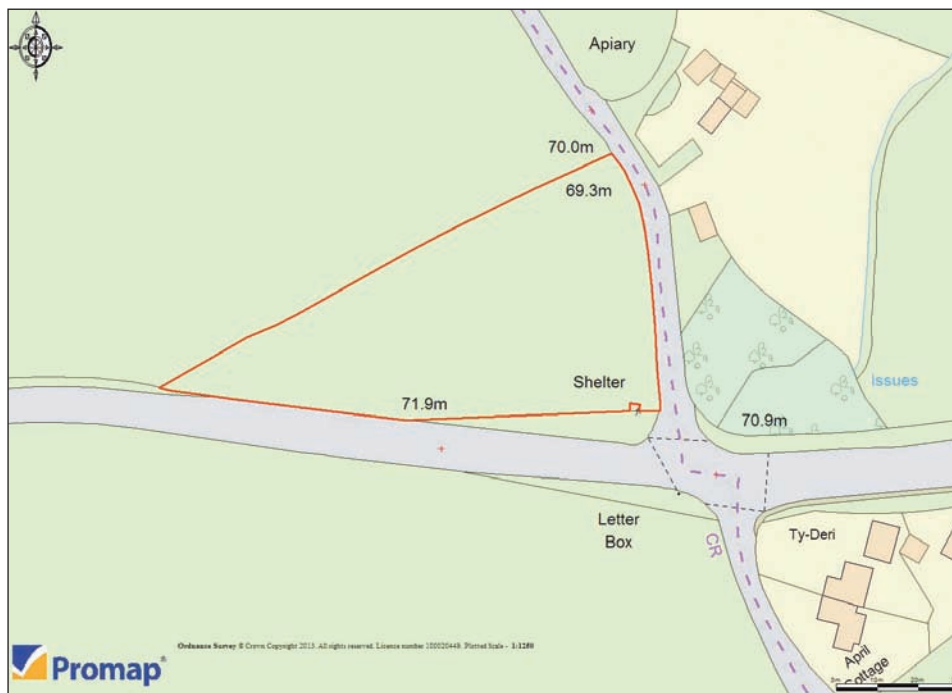
An attractive, compact paddock offering excellent equestrian / agricultural grazing, as well as being of great appeal to amenity purchasers.

Dingestow – 1.7 miles

Raglan – 2.0 miles

Monmouth – 5.0 miles

- excellent location adjacent to Old Monmouth to Raglan Road, between the villages of Dingestow, Raglan & Pen-y-clawdd
- attractive parcel of land with direct access
- roadside frontage with potential new access (subject to planning) from Dingestow Lane.



### Location & Situation

The land is well located between the villages of Dingestow, Raglan and Pen-y-clawdd and is easily accessible being situated adjacent to the Dingestow/Pen-y-clawdd crossroads on the Old Monmouth to Raglan road.

### Description

The land comprises a compact pasture paddock with road frontage to the Old Monmouth Road and to the Dingestow Lane. The paddock is in excellent condition and benefits from field gate access direct off the highway. A mature hedge to the northern boundary provides useful shelter. In total the land extends to approximately 0.445 hectares (1.10 acres).

### Services

There are no mains services directly connected to the land but a number of residential properties are situated in the vicinity, therefore it is understood a mains water or electricity connection would be available nearby. It is for any purchaser to investigate and satisfy themselves on the ability to connect to any services they require.

### Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and 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 Agents reserve the right to sell the land 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. Please note that the roadside gate fronts directly onto the Old Monmouth Road and extreme care should be exercised by any interested parties viewing the land. Any interested parties viewing the land do so at their own risk.

### Directions

From Raglan village / A40 junction at Raglan, take the Old Monmouth Road signposted Mitchel Troy. Proceed along here past the John Deere dealership for approximately 1.0 mile and the land can be found on the left hand side at the Dingestow/Pen-y-clawdd crossroads adjacent to the Bus Stop. A For Sale Board has been erected.



Singleton Court Business Park, Monmouth, NP25 5JA • Telephone: 01600 714140 • [www.powellsrural.co.uk](http://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 February 2013.