



Land at Coed Morgan Llanarth, Near Abergavenny Monmouthshire

An attractive parcel of grazing / amenity land with direct access & frontage to the Coed Morgan lane

- Attractive parcel of grazing, conservation or amenity land •
 - Enclosed pond • Woodland spinney •
- Approximately 7.05 Acres (2.855 Hectares) •



Land at Coed Morgan

Llanarth, Near Abergavenny, Monmouthshire, (adjacent Postcode NP7 9UG)

An attractive parcel of grazing / amenity land with woodland spinney area and enclosed wildlife pond which is likely to be of great appeal to agricultural, equestrian, conservation and amenity purchasers.

Llanarth – 1.5 miles

Raglan – 5.5 miles

Abergavenny – 5.5 miles

- excellent location within hamlet known as Coed Morgan near to Llanarth village
- attractive parcel of grazing land with mature oak trees
- enclosed pond and woodland spinney
- roadside access and frontage

Location & Situation

The land is located within the hamlet known as Coed Morgan and enjoys a very good location within the heart of the Monmouthshire Countryside. The land is situated adjacent to the north of the Coed Morgan Lane, opposite Lower Coed Morgan and adjacent to Rose Cottage.

Description

The land comprises of a compact and level to gently sloping parcel of permanent pasture with several mature oak trees. To the western boundary of the land is a pond which is enclosed with post and wire fencing with a pedestrian gate.

An enclosed woodland spinney area is situated to the south-western corner of the land, containing a number of different species of tree and providing a useful shelterbelt.

The land benefits from field gate access direct off the Council maintain highway, opposite the property known as Lower Coed Morgan. The land also lies adjacent to Rose Cottage which is situated to the eastern boundary. In total the land extends to approximately 2.855 hectares (7.05 acres).

Services

Mains water is believed to be connected to the land and supplies a water trough situated at the entrance gate from the highway. The connection point is adjacent to the highway, north of Rose Cottage. There are no other mains services connected to the land.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and both public and private rights of way, whether they are specifically referred to in these particulars or not. It



is understood that a Public Right of Way crosses the land, but this is not regularly used.

The vendors reserve the right to include a private right of way in the sale contract from the entrance gate to the woodland to the west of the land which they are retaining.

It is believed that an easement for the supply of mains water exists to the benefit of the property known as Lower Coed Morgan, opposite the land. It will be for any purchaser to install a sub meter if the owners of Lower Coed Morgan wish to continue to use this mains water supply.

Sale Method

The land is offered for sale by Private Treaty. The Agents reserve the right to sell the land, or any part thereof, by Tender or Auction to conclude the sale process.

Viewings

Viewings are permitted at any time during the daylight hours with a copy of these particulars. Please ensure that the roadside gate is firmly secured after opening.

Directions

From the Abergavenny A40/A465 roundabout take the B4598 signposted Clytha. Proceed along this road until the entrance (on left) for Llansantffraed Court Hotel. Take the next junction after this on the left signposted 'Llanarth' half a mile. Proceed along this lane, crossing over the A40, and then take the next lane on the left signposted 'Llanddewi Rhydderch'. Follow this lane to Coed Morgan. On arriving at a junction with the Coed Morgan lane, the land is directly in front of you. A For Sale board has been erected opposite this junction.

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 November 2012.