



Land & Buildings at Penyclawdd

Near Monmouth Monmouthshire

An attractive paddock with useful range of buildings benefiting from road frontage to Penyclawdd Lane

- Excellent location • Direct access from Penyclawdd Lane •
- Very useful collection of buildings •
- Paddock offers valuable amenity value •
- Approximately 0.96 Acres (0.39 Hectares) •



Land & Buildings at Penyclawdd

Near Monmouth, Monmouthshire (Adjacent Postcode NP25 4BN)

A valuable and sought after package of useful buildings with future potential for alternative uses (subject to obtaining the necessary planning consents) and valuable paddock / amenity land benefitting from access and frontage to the Penyclawdd Lane.

Raglan – 3.0 miles

Monmouth – 6.0 miles

Abergavenny – 12.0 miles

- excellent location within hamlet of Penyclawdd
- very useful buildings with potential for alternative uses (subject to planning)
- valuable paddock and amenity land
- roadside access & frontage



Location & Situation

The land is located within the parish of Penyclawdd and enjoys an excellent location within the heart of the Monmouthshire Countryside. The land is situated to the east of the Penyclawdd Lane between the adjacent properties of Cae Canol House and Yew Tree Cottage.

Directions

For full directions to the land please see the accompanying covering letter. A For Sale board has been erected. Viewings are permitted at any time during daylight hours with a copy of these particulars.

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 at a later stage.

Description

The land comprises of a compact and mainly level parcel of grassland adjacent to the Penyclawdd lane. A concrete block former cowshed building with three loose boxes and two bay Dutch Barn with lean-to

is situated on the land. The land is enclosed by hedgerows and post and wire fencing. There is an enclosed wooded area alongside the access gate to the road frontage. In total the land extends to approximately 0.390 Hectares (0.96 Acres).

Planning

Neither of the buildings on site benefit from any existing planning permissions, but offer potential for alternative uses, subject to the necessary planning consents being achieved. All planning enquiries should be directed to the Planning Team at Monmouthshire County Council.

Services

Electricity was formerly connected to the buildings on site but is currently disconnected. Mains water is connected to the adjacent properties therefore it is anticipated a connection could be made from the highway. The purchaser is to be responsible for the connection of any services.

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.

A Private Right of Way for the benefit of Dingestow Estate exists over a strip of the land against the south boundary. Further details are available from the Selling Agents.



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