



Land Known as Carreg Ddu Llanellen, Abergavenny Monmouthshire, NP7 9HG

A very accessible parcel of grassland with steel framed building, further outbuildings and grazing paddocks, all offering superb agricultural, equestrian and amenity appeal

- Excellent location adjacent to Monmouthshire & Brecon Canal • Superb Views •
- Four field enclosures • Hard standing area • Three bay fully enclosed building •
- Stabling • Services Connected • In all approximately 11 acres (4.45 hectares) •



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An appealing and sought after parcel of grazing land and paddocks along with an excellent steel framed, fully enclosed, general purpose building. The land forms a compact regular shaped parcel, situated in a beautiful location close to Abergavenny with superb views over the Usk Valley.

Carreg Ddu lies adjacent to the Brecon & Monmouthshire Canal and has potential for a wide range of agricultural, equestrian and amenity interests. The land is accessed via a short private right of way direct from Heol Gerrig Lane.

Llanellen Village - 0.5 miles

Abergavenny - 3.3 miles

Monmouth - 18 miles

Location & Situation

The land is well located a short distance from the village of Llanellen, and less than 10 minutes' drive from Abergavenny.

The land enjoys an excellent situation and private position with good views to the north & east. The Monmouthshire & Brecon Canal adjoins the western boundary.

Description

The land comprises a compact regular shaped parcel of grazing land which is divided into four enclosures comprising of grazing paddocks and several hay meadows. A shelterbelt of spruce, oak, beech and chestnut trees has been established between several of the fields, which adds to the amenity appeal.

From Heol Gerrig Lane a short private right of way exists over a stoned drive that is being retained by the vendor. From the entrance gate a stoned track leads to a good area of hardstanding along with a fully enclosed steel portal framed three bay building. The building has two stables within it with part concrete floor and has formed a useful general purpose building with workshop/stables and storage for the current owner.

The land is gently sloping and is ideally suited to small scale farming or equestrian interest, however may have potential for other recreational interests, given the

superb outlook, tranquil position and proximity adjacent to the Canal.

In all the land extends to approximately 4.45 hectares (11 acres).

Services

Mains water and electricity are directly connected to the building and the purchaser will be granted the appropriate easements for these over the vendors retained land. The vendor will also retain an easement for being able to obtain a natural water supply adjacent to the building for water to their retained field. Several springs and natural water supplies serve all of the grazing paddocks.

Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way that currently exist (if any), whether they are specifically referred to in these particulars or not.

A right of access at all times will be granted to the purchaser over the initial access drive being retained by the vendor.

Site Plan



Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. No liability is accepted by the Selling Agents for any party viewing the land.

Directions

From Llanellen proceed on the Llanfoist / Abergavenny Road (B4269) taking the first lane on the left on the edge of Llanellen Village, which is signposted 'Heol Gerrig'. Proceed up Heol Gerrig Lane until reaching the entrance to Carreg Ddu on the right hand side after a short distance, opposite Upper Heol Gerrig.



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