



Land at Talycoed Lane Llantilio Crossenny, Abergavenny Monmouthshire, NP7 8TL

An easily accessible & compact pasture field benefiting from direct access from Talycoed Lane offering excellent agricultural, equestrian & amenity appeal

- Good location between Abergavenny & Monmouth •
- Compact grazing pasture field • Potential for field shelter/stables •
- In all approximately 6.52 acres •



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Land at Talycoed Lane

Llantilio Crossenny, Abergavenny, Monmouthshire, NP7 8TL

An appealing grazing pasture field which forms a compact regular shaped parcel of land, situated in central Monmouthshire, in a tranquil area and with easy access to the B4233 between Abergavenny and Monmouth.

The land has potential to be subdivided into a number of paddocks for agricultural or equestrian use.

Llantilio Crossenny - 1.5 miles
Monmouth - 7.0 miles
Abergavenny - 7.8 miles
Raglan - 8.5 miles

Location & Situation

The land is well located in the area of Talycoed a short distance north of the B4233 between Abergavenny and Monmouth. The land benefits from direct access from Talycoed Lane, and enjoys a tranquil setting, with deciduous woodland bordering the land to the west and views to the south.

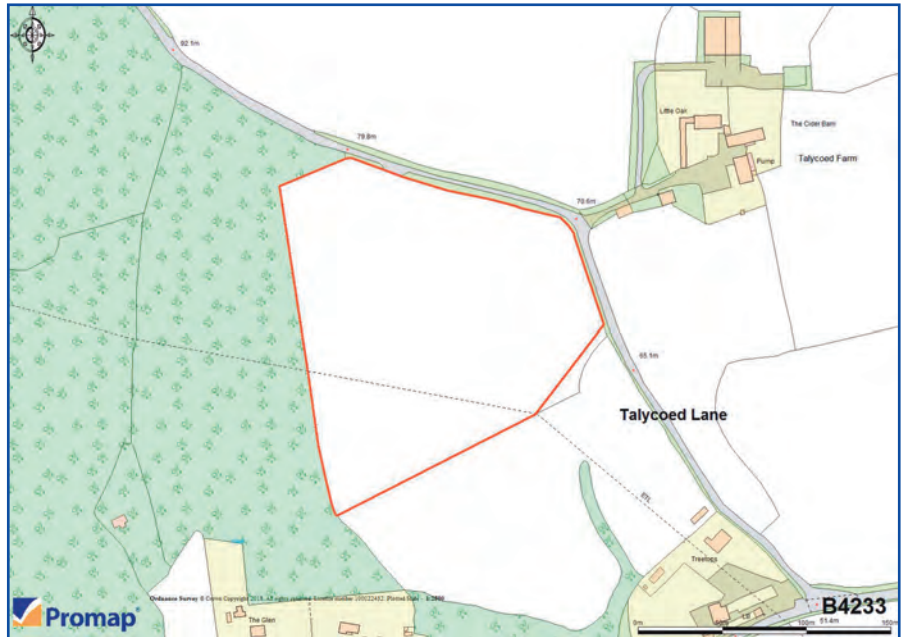
Description

The land comprises a compact regular shaped parcel of permanent pasture land which is gently sloping to the south aspect.

The land benefits from independent field gate access direct from the Talycoed Lane, opposite Talycoed Farm entrance.

The land offers an excellent agricultural or equestrian field, or for utilisation for recreational uses (subject to any necessary consents). The field has potential to be sub-divided if necessary.

In all the land extends to approximately 2.64 hectares (6.52 acres).



Services

There are no services directly connected to the Land. Mains water is believed to be available at Talycoed Lane. Interested parties are to make their own enquiries in respect of any connection to mains services.

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 (if any), whether they are specifically referred to in these particulars or not. Electricity lines cross the south-west part of the field and it is understood the appropriate wayleave agreement is in place for this.

Sale Method

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

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions

From the B4233 between Abergavenny & Monmouth at Llantilio Crossenny / Talycoed turn adjacent to 'The Warwicks' Public House into Talycoed Lane.

The entrance to the land can be found after a short distance on the right hand side.



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