



Land at Pontysaison Tintern, Chepstow, Monmouthshire, NP16 6TP

Three parcels of agricultural / amenity land located within the
Wye Valley region close to the riverside village of Tintern

- Located between Trellech Grange & Tintern •
- Direct access and frontage council highway • Three separate parcels of land •
- Pasture land/woodland with agricultural/amenity/conservation interests •
- Lot 1 - 1.96 acres • Lot 2 - 0.69 acre • Lot 3 - 20.11 acres •

Available for Sale by Informal Tender



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Land at Pontysaison

Tintern, Chepstow, Monmouthshire NP16 6TP

The Land at Pontysaison forms three interesting parcels of land with significant amenity, woodland and conservation interest, along with agricultural interest for Lot 3.

For Sale by Informal Tender

Tintern – 1.7 miles
Devauden – 2.7 miles
Chepstow – 5.2 miles
Monmouth – 8.7 miles

Location & Situation

The land is located in the wider Wye Valley region, a short distance west of the riverside village of Tintern. The land is situated in a quiet wooded valley alongside the Trellech Grange to Tintern Lane, with good accessibility to both the A466 at Tintern and B4293 at Devauden.

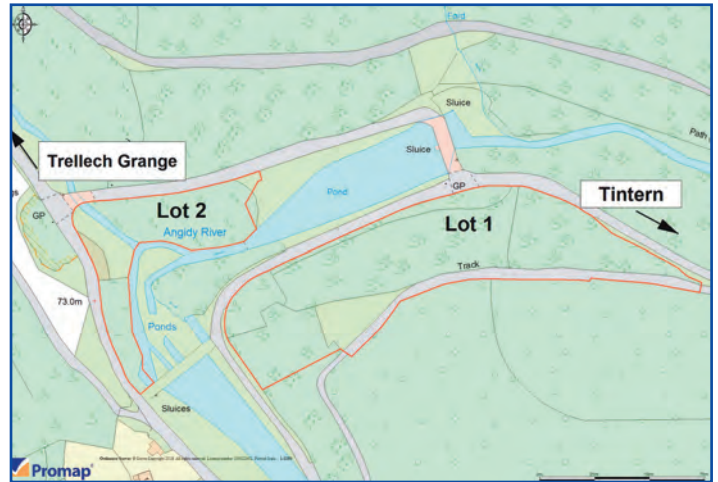
Lot 1 – 1.96 acres (0.79 hectares)

Lot 1 comprises an irregular shaped parcel of land which is currently divided into a number of field enclosures that have formerly been used for rearing pigs. There is also a level area used recently for firewood processing. An old cottage or ironworks is believed to have stood on the site with some stone elevation walls still evident. An area of woodland is located to the west of the land. This site is of great appeal to any conservation/recreation/woodland management buyers.



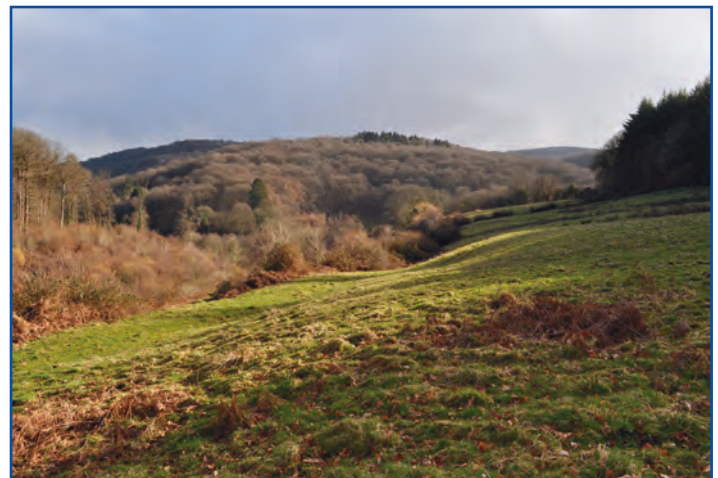
Lot 2 – 0.69 acre (0.28 hectares)

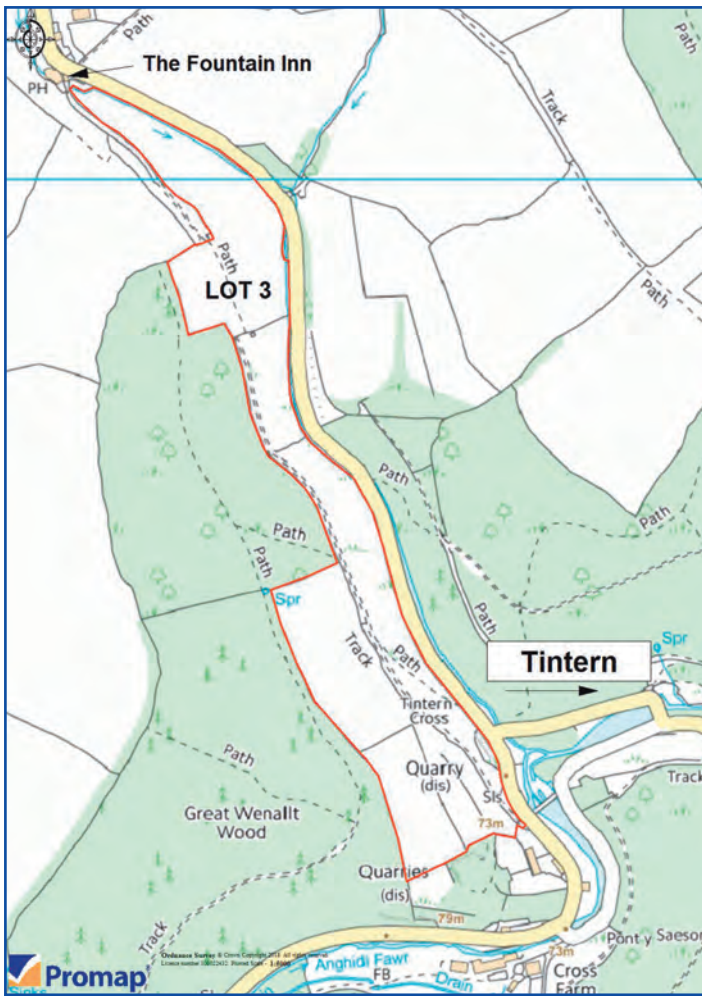
Lot 2 forms a compact irregular shaped parcel of amenity land. The site is divided into two by a stream that crosses under the Tintern Lane and runs into the adjacent River Angidy. The western part of the site has a gravelled open layby to the Pontysaison Lane. The eastern part of the site has access from the Tintern Lane and forms a gently sloping/undulating area of land which adjoins the River Angidy. There are some scattered mature trees on the site which add to the beautiful and tranquil position. The area has significant amenity, recreational and conservation interest.



Lot 3 – 20.11 acres (8.13 hectares)

Lot 3 forms an irregular shaped parcel of land that has frontage for some distance along the Trellech Grange to Tintern Lane. The land is divided into a number of pasture grazing enclosures with some mature woodland and scrub/bracken areas. The majority of the land is gently to steeply sloping with an easterly aspect. There is a field access gate on the south-east boundary. The land has appeal to agricultural buyers, however also has conservation and amenity interests.





Basic Payment Scheme

There are no BPS Entitlements included with any of the sale transactions.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that exist, whether or not these are specifically referred in these particulars.

Sale Method

The land is offered For Sale by Informal Tender as three individual Lots, as shown on the Sale Plan on the rear cover. A Tender Information Letter & Tender Forms are available from the Selling Agents office. The Tender Deadline is Midday on Thursday 5th April 2018. All Tenders will be Subject to Contract.

Viewings

Interested parties are welcome to view the land at any time during daylight hours with a copy of the Sales Particulars. All parties viewing the land do so at their own risk. Please be aware of all natural hazards and exercise caution at all times. No vehicles are to be taken onto the land.

Directions

From Tintern take the turning for Forge Road which is adjacent to the Best Western The Royal George Hotel . Stay on this lane running parallel with the River Angidy, passing the Old Ironworks Site & Public Carpark on the right.

After approximately ¾ mile the entrance to Lot 1 can be found on the left with a field gate and track forming the access to Lot 1.

To locate Lots 2 & 3 continue along the lane following this around the fishing pond (following signs for Devauden) and after a short distance Lot 2 can be found on the left adjoining the top of the fishing pond.

Turn left after passing the entrance to Lot 2 (signposted 'The Fedw') and the field gate entrance to Lot 3 will be the first gateway on the right hand side. For Sale Boards have been erected.

Services

There are no mains services believed to be connected to any of the three parcels of land. It is for any interested party to make their own enquiries in relation to the connection of any services.

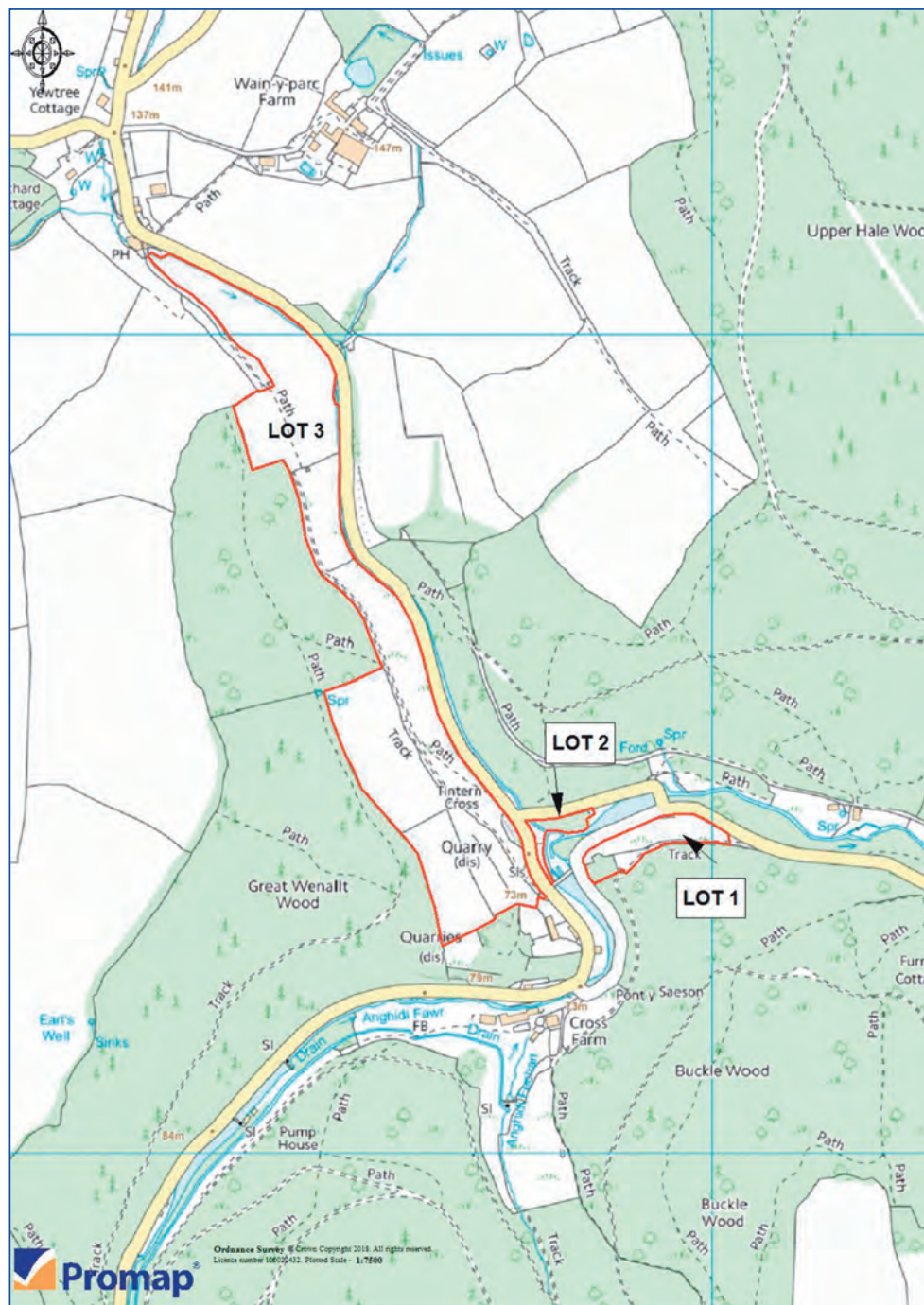
Tenure

The land is offered freehold with vacant possession being provided on Completion.



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Tintern, Chepstow, Monmouthshire NP16 6TP



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

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