



Land adjacent to Bryn Yr Haul Church Road, Gilwern, Abergavenny, Monmouthshire

An appealing parcel of pasture & woodland situated between
Gilwern, Llanelly and Clydach

- Good location & position • Double road frontage • Access from Church Road •
- Two grazing pasture field enclosures and area of woodland •
- In total to approximately 4.52 acres (1.83 hectares) •



Land adjacent to Bryn Yr Haul

Church Road, Gilwern, Abergavenny, Monmouthshire NP7 0HF

An appealing parcel of land forming several pasture fields and some woodland, with the benefit of roadside frontage and access from Church Road and with great potential to be utilised for agricultural, equestrian or amenity purposes.

Gilwern – 1.5 miles

Crickhowell – 4.5 miles

Abergavenny – 5.5 miles

Location & Situation

The land is well located a short distance from the A465, between the settlements of Maesygartha and Llanelly to the west of Gilwern. Access is direct from Church Road. The land enjoys a good position with an easterly aspect. The land lies between the properties of Bryn Yr Haul and Yew Tree Cottage.

Description

The land comprises a compact irregular shaped parcel of mainly grazing pasture land which is divided into two separate field enclosures, with a further small former orchard area at the field entrance and area of deciduous woodland. The land is gently sloping and adjoins the Maesygartha Road. Some of the woodland forms a steep valley to the north of the land.

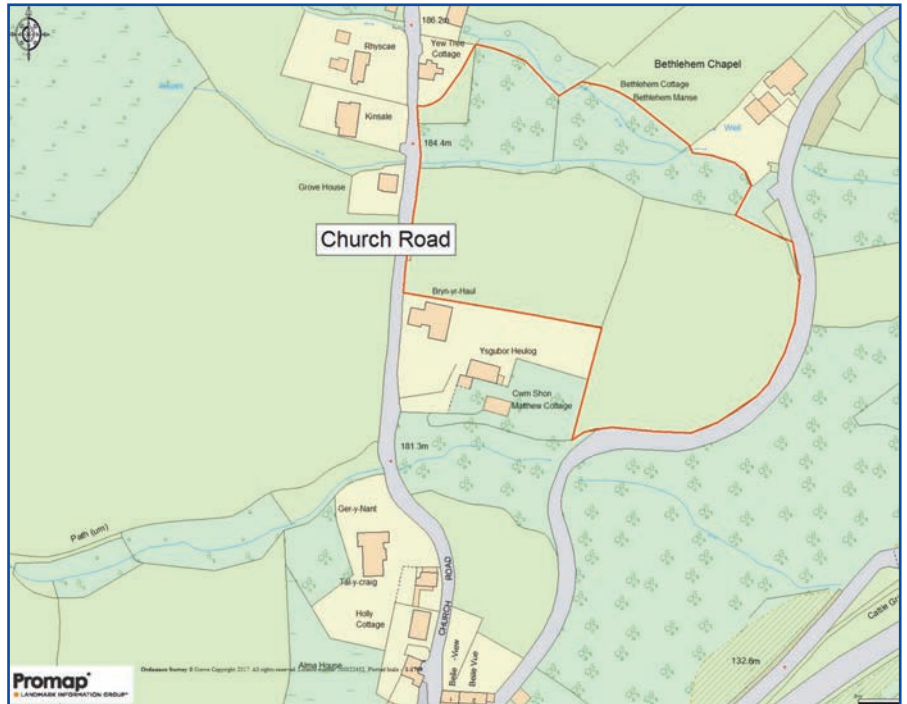
The pasture land has been previously grazed by sheep. A former railway carriage used as a livestock shelter is present on the land. The land has potential to be improved for agricultural or equestrian use, or utilised for amenity purposes such as recreation or conservation. In all the land extends to approximately 4.52 acres (1.83 hectares).

Services

There are no mains services believed to be directly connected to the land.

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.



Sale Method

The land is offered For Sale by Private Treaty. The vendor and selling agents reserve the right to sell the land by any alternative sale method to conclude the sale process.

Viewings

At any time during daylight hours, with a copy of the particulars. The land is uneven in some areas and whilst there are no particular hazards that have been identified all applicants viewing the land are advised to exercise due care and attention.

Directions

From Gilwern village centre proceed on the Crickhowell Road (A4077). Pass the Petrol Station on the left and then turn left opposite the Corn Exchange Public House into Church Road. After a short distance, immediately after passing over the Canal, turn left into Maesygartha Road.

Follow this road to the settlement of Maesygartha and continue on the same road (passing the Bethlehem Chapel on the right) until reaching Church Road on the right hand side (you will pass the land on the right hand side prior to this).

Turn right into Church Road and the land can be found a short distance on the right hand side after Bryn Yr Haul.



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 April 2017.