



Land at Skenfrith Nr. Abergavenny & Monmouth Monmouthshire / Herefordshire Border

An excellent compact parcel of mainly level & productive arable land situated in the Monnow Valley



- Stunning location within the Monnow Valley • Direct access from council highway •
- Compact block of productive arable land & orchard area • Roadside hard standing area •
- Frontage to River Monnow with excellent amenity appeal •
- Approximately 21.5 Acres (8.70 Hectares) •



Land at Skenfrith

Nr Monmouth & Abergavenny, Monmouthshire (adjacent postcode NP7 8UL)

A rare opportunity to acquire approximately 21.5 acres of productive arable land, situated in the Monnow Valley, adjacent to the River Monnow. The land comprises a single parcel of productive and mainly level arable land, with small orchard area and roadside hard standing.

- Compact single enclosure of arable land
- Productive land with frontage to the River Monnow
- Direct access off highway with useful roadside hard standing
- Small area of established orchard
- In all 21.5 acres (8.70 hectares)

Location & Situation

The land forms an appealing enclosure of arable land, located close to Skenfrith, adjacent to the west of the River Monnow. The land is accessed from an unclassified council highway between Skenfrith & St Maughans, a short distance from 'The Bell' Public House at Skenfrith.

Description

The arable land is characteristic of good productive Monnow Valley cropping land. A small area of orchard is included alongside a stone track to the arable field. An open area of roadside hard standing is situated at the access to the land.

A vehicular access gate provides access via a stone track through the orchard to the arable field.

Boundaries

The northern boundary and western boundary of the land to the adjacent Orchard is not fenced. The sale contract will include a clause that the northern boundary adjacent to the stone track will not be fenced, so not to obstruct orchard harvesting of the neighbouring land.

Tenure

Vacant Possession will be available on completion.

Services

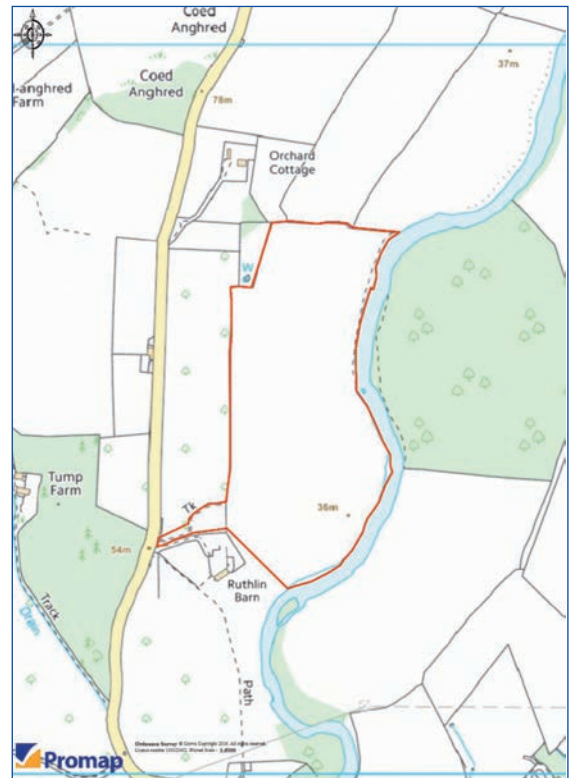
There are no mains services directly connected to the land. Mains water is connected to the adjacent property.

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.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and public & private rights of way, whether they are specifically referred to in these particulars or not.



There is a private right of access to use the gateway and track to access the adjacent orchard, which is in separate ownership.

The hard standing area open to the roadside is believed to be subject to rights for authorised fishermen to park vehicles upon for accessing the river bank for fishing. The fishing rights are not included with the freehold interest. These are owned and exercised by a third party.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars.

Directions

From 'The Bell' Public House at Skenfrith, situated on the B4521, take the unclassified highway to the east of The Bell, following the River Monnow. Follow this lane for just over ½ mile (towards St. Maughans) and the entrance to the Land can be found on the left hand side. A For Sale Board has been erected.



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