



## Land at Wolvesnewton Devauden, Chepstow Monmouthshire NP16 6PP

A superb opportunity to acquire an excellent compartment of permanent pasture in a countryside location offering agricultural, equestrian, amenity and natural capital appeal.

- Excellent location a short distance from the village of Devauden •
- A ringfenced compartment of level pastureland which can be subdivided further •
  - Roadside frontage and access • Natural water supply •
- Of interest to agricultural, equestrian, amenity and natural capital purchasers •
  - Extending to 5.78 acres (2.34 hectares) •



# Land at Wolvesnewton

Devauden, Chepstow, Monmouthshire, NP16 6PP

Land at Wolvesnewton offers an attractive excellent extensive field enclosure with roadside access and private water supply by way of a stream close to the village of Devauden.

Devauden - 2.2 miles

Trellech - 4.6 miles

Usk - 7.3 miles

Chepstow - 7.5 miles

Monmouth - 10 miles

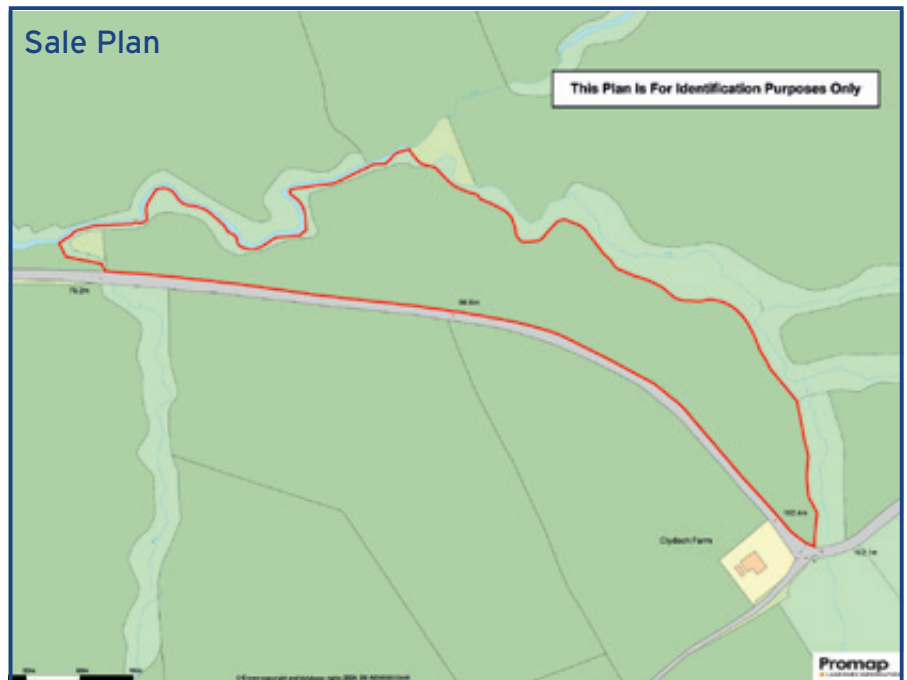
## Location & Situation

The land is positioned on the north side of the Wolvesnewton to Trellech Road, which connects to Wolvesnewton to the west and to the Cobblers Junction to the east and the B4293 providing direct access to Trellech and Monmouth to the north and Devauden and Chepstow to the south and the main road networks of the M48 and M4.

## Description

The land is accessed via a field gateway from the Wolvesnewton to Trellech Road to the east and is all contained within on long irregular shaped field enclosure. A well-maintained hedgerow demarcates the southern boundary of the land with roadside frontage. The northern boundary is a mixture of mature treelined hedgerow and stream which provides several natural drinking areas for stock. The majority of the land is stock proof fenced with a small area that is not. The land also features a second access onto the lane which is overgrown.

The land provides an excellent level compartment of permanent pasture all capable of being subdivided further and being grazed or mown for fodder. The private and picturesque nature of the land would appeal to anyone with agricultural, equestrian, natural capital and amenity interests.



In all the land extends in total to approximately 5.78 acres (2.34 hectares).

## Wayleaves, Easements & Rights of Way

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

## Services

There are no services directly connected to the land.

## 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 are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the land. The gate is locked.

## Directions

From Devauden, proceed north on the B4293 for 1.3 miles until you reach the Cobblers Plain crossroads. At the crossroads turn left and continue down the hill on the road for approximately 0.9 miles. The entrance to the land will then be on the corner on your right-hand side. The postcode will not take you to the exact address.

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