



Land on the South Side of Glenmore Newchurch, Chepstow NP16 6DD

An easily accessible & desirable paddock of permanent pasture which provides excellent equestrian grazing.

- Tranquil location yet only a short drive from Earlswood & Shirenewton •
- Compact grazing/equestrian/lifestyle field •
- In all approximately 4.83 acres •



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Land on the South Side of Glenmore

Newchurch, Chepstow NP16 6DD

A rare opportunity to purchase an appealing, compact, agricultural or equestrian paddock, situated within easy reach of Shirenewton, Earlswood, Usk and Chepstow.

The land has excellent agricultural, equestrian and lifestyle appeal and is positioned in a desirable, yet accessible, location with exceptional views.

Shirenewton - 2.8 miles

Usk - 7.1 miles

Chepstow - 7.6 miles

Monmouth - 13.8 miles

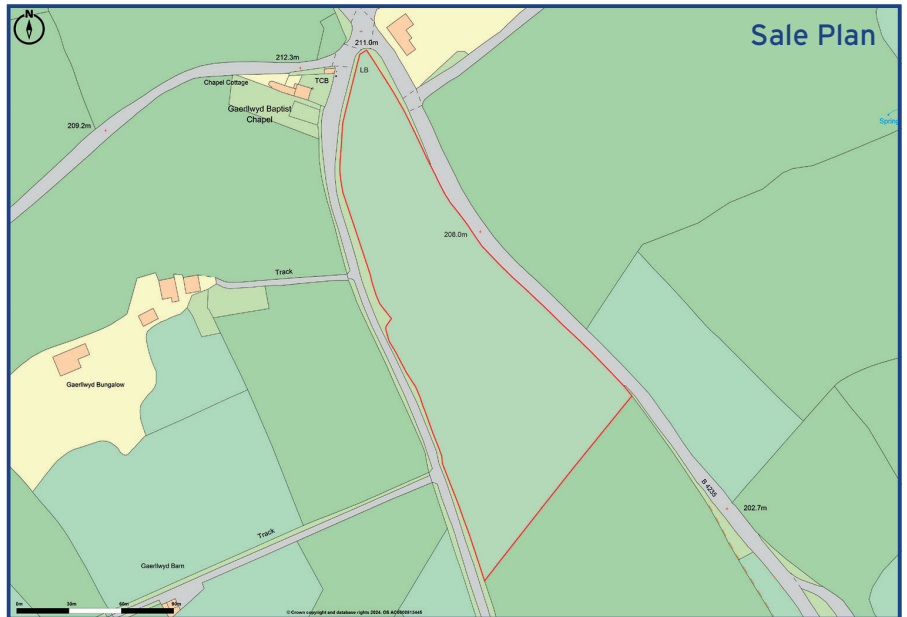
Location & Situation

The land sits in an accessible position adjacent to the B4235 (Usk/Chepstow Rd.) with direct access from the roadside. Positioned between the desirable towns of Usk and Chepstow yet with easy access to the Wentwood Forest and also profiting from views over much of Monmouthshire.

Description

The land comprises a wonderful and very accessible paddock. Appealing to agricultural, equestrian and amenity type buyers. Extending over one regular shaped, gently sloping, enclosure of permanent pasture and provides a useful grazing paddock for horses or livestock. The land is well fenced with mature hedges and stock proof post and wire fencing with access directly from the public highway.

In all the land extends to approximately 4.83 acres.



Wayleaves, Easements & Rights of Way

A single footpath crosses the land. We are not aware of any other public or private 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. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities' companies in respect to services.

Sale Method

The land is offered For Sale by Private Treaty with vacant possession available upon completion.

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. It is intended to arrange for several 'Open Viewings'. Please contact the selling agent for further details.

Directions & W3W

 chestnuts.disbanded.bottle

From Chepstow (A466) take the Usk Road (B4235) north towards Shirenewton. Continue for 2.5 miles and continue through the village. Continue for a further 3 miles. Upon reaching the Newchurch Crossroads the land can be found immediately on your left hand side. A for sale board will be located at the entrance.



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