



Land at Cwrt Bach Henllys, Cwmbran, NP44 7AZ

A desirable parcel of prime agricultural pastureland offering equestrian, agricultural and amenity appeal.

- Excellent location close to the village of Llantarnam •
- Ringfenced parcel of productive pastureland set over four enclosures •
 - Accessible position with roadside access •
- Of interest to equestrian, agricultural and amenity purchasers •
 - Extending to 18.86 acres (7.63 hectares) •



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Land at Cwrt Bach

Henllys, Cwmbran, NP44 7AZ

Land at Cwrt Bach offers an excellent opportunity to acquire a prime compartment of productive pastureland in a private and very accessible location, close to the village of Llantarnam.

Llantarnam - 1 mile

Cwmbran - 3 miles

M4 (J26/Newport) - 3 miles

Cardiff - 15 miles

Severn Bridge (M4) - 15 miles

Location & Situation

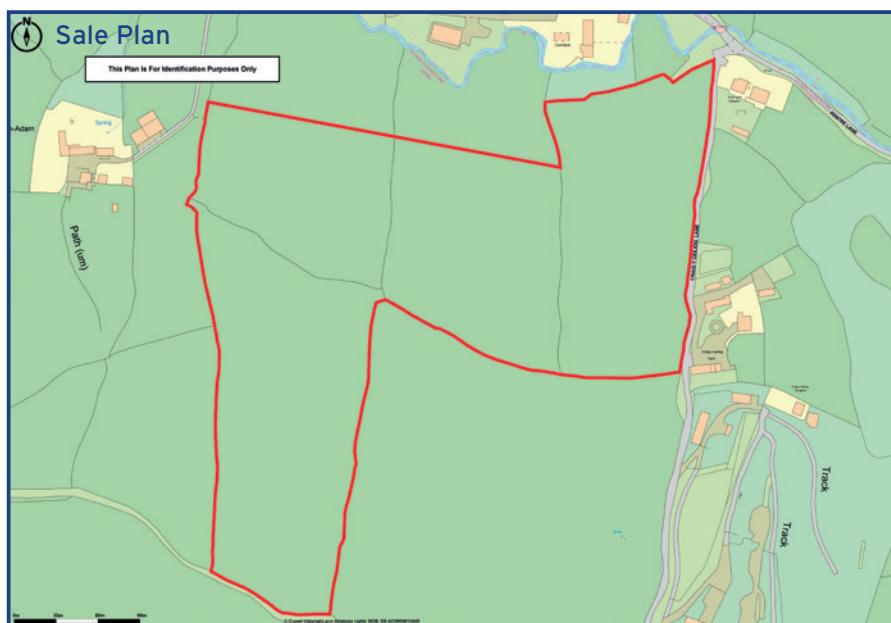
Land at Cwrt Bach enjoys a private position in an excellent accessible location in South-East Wales, being situated between the town of Cwmbran and the city of Newport, a short distance from the M4. The property is positioned within the rural settlement of Henllys, a short distance west of Llantarnam, accessed from the south side of Pentre Lane.

Description

The land is positioned within one ring fenced parcel directly south of Pentre Lane and west of Craig y Ceiliog Lane with access from each. The land comprises four regular sized rectangular field enclosures which gently rise to the south.

The pastureland is all capable of being grazed or mown for fodder. As all the land is easily accessible and in good condition it would certainly provide significant appeal to equestrian, agricultural and amenity type purchasers.

In all the property extends in total to approximately 18.86 acres (7.63 hectares).



Wayleaves, Easements & Rights of Way

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

Services

There are no mains services connected.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings strictly by appointment with the selling agent.

Directions

From Junction 26 M4 (A4051) or Junction 25 M4 (A4042) proceed to Rougemont School roundabout (where Cwmbran Drive/Newport Road/Malpas Roads all meet). Take the exit from Rougemont School roundabout for Newport Road (sign posted 'The Three Blackbirds Inn'). Proceed along Newport Road until reaching Pentre Lane on the left at the top of the hill (sign posted 'The Three Blackbirds Inn'). Proceed along Pentre Lane for just over a mile passing over Cwmbran Drive (A4051) and the Brecon to Monmouthshire Canal. Continue straight on at the Trawsmawr Lane junction for approximately half a mile. Then access to the land is on the left where Pentre Lane meets Craig y Ceiliog Lane.

WHAT3WORDS

 mercy.pink.expand



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