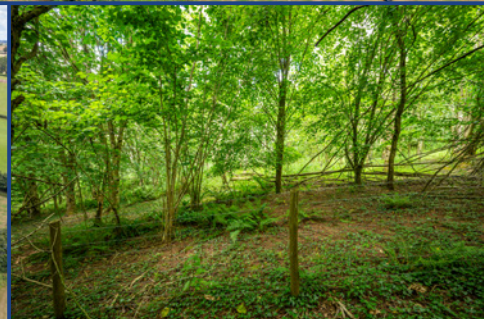
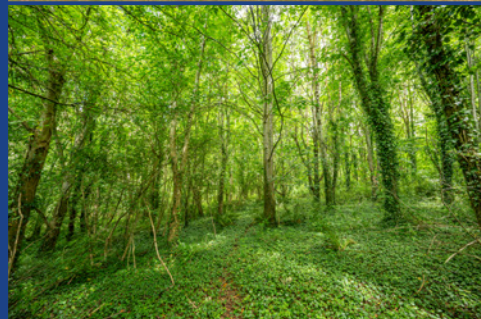




Woodland at Littlemill Farm Newcastle, Monmouthshire, NP25 5NF

A desirable parcel of young established woodland offering forestry, amenity and conservation appeal.

- Excellent location close to the settlement of Newcastle •
 - Ringfenced parcel of young established woodland •
 - Private picturesque location •
- Of interest to forestry, amenity and conservation purchasers •
 - Extending to 4.49 acres (1.82 hectares) •



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Woodland at Littlemill Farm

Newcastle, Monmouthshire, NP25 5NF

Woodland at Littlemill Farm offers an excellent opportunity to acquire an attractive parcel of young established woodland in a private location within the settlement of Newcastle.

Newcastle - 1.8 miles

Cross Ash - 3.7 miles

Monmouth - 6.8 miles

Raglan - 8.3 miles

Abergavenny - 11.6 miles

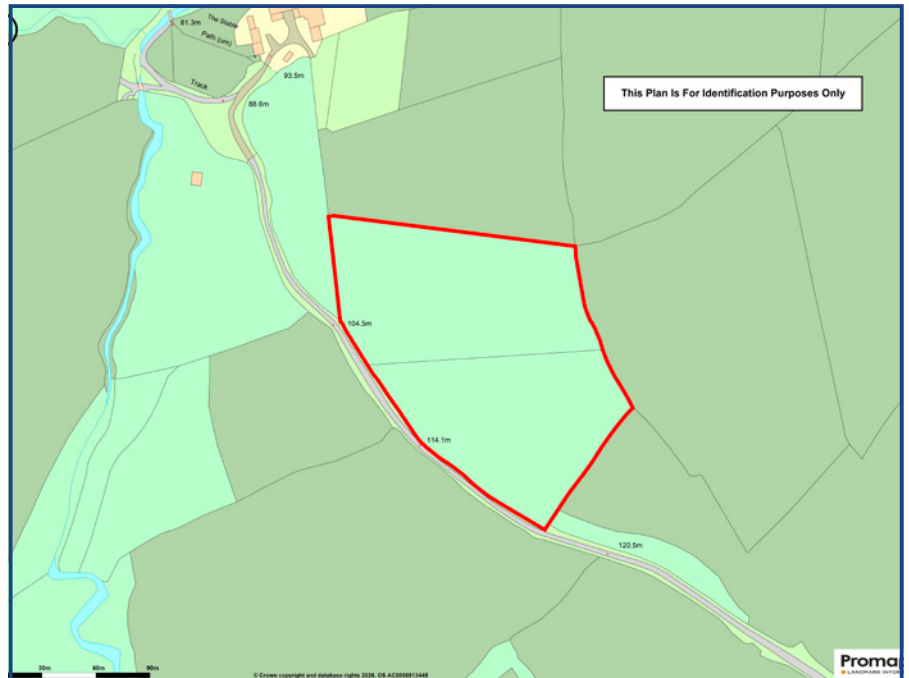
Location & Situation

The Woodland at Littlemill Farm is an attractive parcel of young established woodland in a private location within the settlement of Newcastle, close to Monmouth. Access is direct from the eastern side of the Littlemill Farm Lane which is adopted highway. Littlemill Farm Lane connects down to the Llanfaenor Lane which in turn connects directly to the B4347 at Newcastle, 1.5 miles to the east.

Description

The access to the woodland is via a 12ft opening which rises up into the first section which was planted in 1993 and extending to 2.11 acres. There is then a fenced divider between the first and second section which was planted in 1999 and extends to 2.38 acres. Once up into the woodland it is very gently rising. The woodland itself is predominantly mixed broadleaves. There is also an old caravan positioned in the north-western corner of the second compartment. The woodland is in good condition for supporting biodiversity and offers an attractive management project for amenity buyers looking to manage woodland, particularly for conservation objectives, as a recreational activity.

In all the property extends in total to approximately 4.49 acres (1.82 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 they are 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 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 property.

Directions

From Monmouth proceed on the Rockfield Road B4233 in the direction of Newcastle. After 1.4 miles take the right-hand fork onto the B4347. Proceed for 3 miles then turn left. After 1.2 miles at the Llanfaenor junction turn right then immediately left onto Littlemill Farm Lane. Proceed for 0.2 miles and the woodland will be on your right-hand side.

What3Words

/// zinc.suspended.dries



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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 July 2026.