



Land and Barn at Llandogo Llandogo, Monmouth, NP25 4SQ

A desirable land and barn package within the village of Llandogo offering agricultural, equestrian, amenity and possible development appeal.

- Excellent location within the village of Llandogo •
- A traditional stone barn which could be used for a range of uses (subject to planning) •
 - Ringfenced compartment of gently rising productive pastureland •
 - Private position • Natural water supply •
- Of interest to agricultural, equestrian and amenity purchasers •
 - Extending to 2.58 acres (1.05 hectares) •



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Land and Barn at Llandogo

Llandogo, Monmouth, NP25 4SQ

Land and Barn at Llandogo offers an accessible existing traditional stone barn and a ring-fenced compartment of productive pastureland in semi-rural elevated situation within the village of Llandogo.

Brockweir - 2.4 miles

Tintern - 3.7 miles

Coleford - 6.4 miles

Monmouth - 7.6 miles

Chepstow - 9.8 miles

Location & Situation

Land and Barn at Llandogo is located in an elevated position within the Monmouthshire settlement of Llandogo, within the Wye Valley National Landscape. The property is well positioned, accessed via a short section of third party track from Holmfield Drive within the village of Llandogo a short distance north of the A466.

Description

Accessed from the north-eastern side of Holmfield Drive, a short section of third-party owned track (shaded blue on the plan) leads up to the entrance to the land. A field gate then opens into the first of three field enclosures of productive permanent pastureland. The first field enclosure is regular sized and extensive, gently rising to the north with the second enclosure a paddock directly north that is predominantly level to gently undulating. Accessed from the western side of the primary field enclosure is the third field, a paddock with natural watercourse in the form of a stream within the western boundary and the barn.

The barn features traditional stone elevations under a pitched corrugated roof and is in excellent condition. In its current state it could provide useful stabling or cover for stock but could have potential to be used for a range of



possible uses subject to obtaining the necessary planning consent.

The land is all stock-proof fenced with a high degree of privacy providing a perfect land holding for anyone with a pony or rare breed stock.

The land is currently occupied under a Grazing Licence but Vacant Possession will be granted on Completion.

In all Land and Barn at Llandogo extends in total to approximately 2.58 acres (1.05 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. The property benefits from an agricultural right of access over the track shaded blue on the plan.

Services

No services are 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 strictly by appointment with the selling agents.

Directions

From the A466 at Llandogo heading east, turn left onto The Woodlands. After 80 metres you will reach Holmfield Drive. Turn right then take the first left. At the end of the drive the access track will be on your right-hand side.

What 3 Words

 publish.infringe.cabbages



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