



Land on Great Doward Symonds Yat, Ross On Wye, HR9 6BP

An attractive triangular parcel of amenity pastureland with foot access only offering amenity, small scale agricultural, equestrian and conservation appeal.

- Private location within the settlement of Great Doward •
 - Ringfenced triangular parcel of pastureland •
 - High degree of privacy • Pedestrian access only •
- Of interest to amenity, small scale agricultural, equestrian & conservation purchasers •
 - Extending to 0.96 acre (0.39 hectares) •



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Land on Great Doward

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Land on Great Doward offers an excellent opportunity to acquire a versatile compartment of amenity pastureland in a private location with spectacular views, within the settlement of Great Doward.

Symonds Yat - 0.9 mile
Whitchurch - 1.7 miles
Ganarew - 1.9 miles
Monmouth - 4.4 miles
Ross-on-Wye - 8 miles

Location & Situation

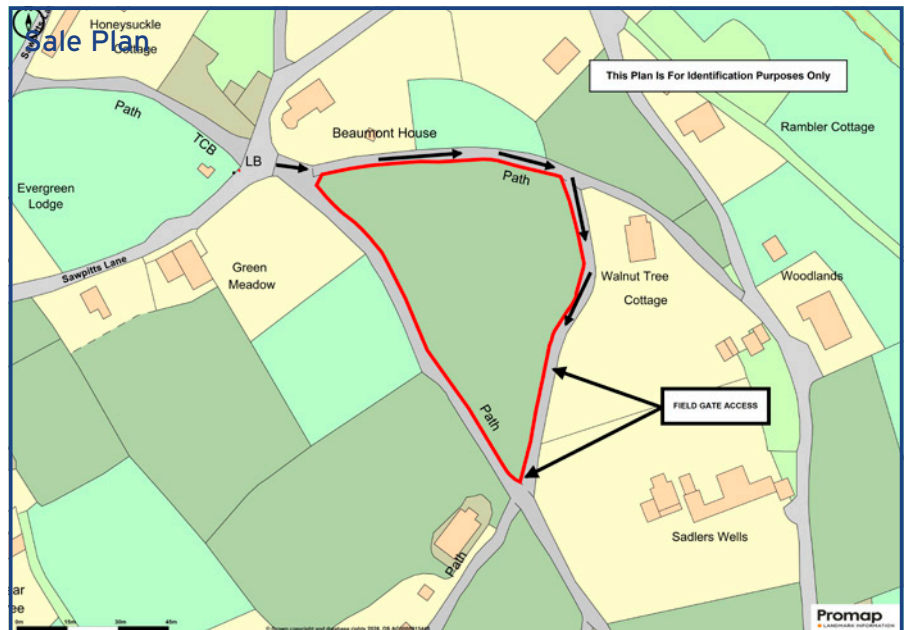
Land on Great Doward enjoys a private position in the heart of the settlement of Great Doward, within the Wye Valley National Landscape close to the villages of Symonds Yat and Whitchurch and the A40.

Description

The land is accessed on foot via two field gates from green lanes to the southern tip of the land and on the eastern side of the land. The green lanes connect to the public highway known as Sawpitts Lane. The best access point on foot is from the west. From Sawpitts Lane, directly south of the property known as Beaumont House the green lanes extend to the east running up two sides of the land. The green lane to the south is completely overgrown with trees down. The lane that extends to the east is passable on foot.

The land itself comprises a triangular shaped gently sloping parcel of permanent pastureland which would be suitable for grazing with pedigree livestock or for equestrian purposes but also has amenity and conservation appeal.

As the land is in good condition with a high degree of privacy it would certainly provide significant appeal to amenity, small scale agricultural, equestrian and conservation type purchasers.



In all the property extends in total to approx. 0.96 acre (0.39 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 the village of Whitchurch on the A40 in the direction of Monmouth take the exit signposted Crockers Ash/Doward. Turn right onto Well Vale Lane then immediately turn left onto Sandiway Lane. Proceed on Sandiway Lane for 0.4 miles then turn left onto Sawpitts Lane.

After 0.5 miles take the right fork. After 0.1 miles you will arrive at the end of the green lane adjacent to Beaumont House. Proceed on foot up the left-hand green lane and the land will be on your right-hand side.

WHAT3WORDS

 vaulting.dislikes.scans (W3W to the green lane entrance).



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