



hrt
herbert r thomas

Approximately 7.67
acres

Spring Farm
Forest Coal Pit
Abergavenny
NP7 7LL
hrt.uk.com

Approximately 7.67 acres
of Agricultural Land

By Private Treaty

Guide Price:
£75,000

*Note: Agricultural Land only, no
residential dwelling

Approximately 7.67 acres
of Land

Rural Location

Unique opportunity



Situation

The land is situated in the hamlet of Forest Coal Pit, a highly regarded rural locality lying approximately 4 miles north-west of the market town of Abergavenny, within the heart of the Bannau Brycheiniog National Park (Brecon Beacons National Park).

The area is renowned for its outstanding natural beauty, unspoilt countryside and extensive network of walking, cycling and outdoor recreation opportunities. Despite its tranquil and secluded setting, the property benefits from convenient access to Abergavenny and road networks. A small stream runs along the eastern boundary of the property and provides a natural drinking water source for livestock.

Forest Coal Pit a particularly desirable location for amenity, environmental and conservation interests. Please see the attached location plan.

Description

An attractive parcel of pastureland and woodland extending to approximately 7.67 acres (3.10 hectares) in total. The land has previously been utilised for grazing livestock and mowing purposes and offers potential for a variety of agricultural, equestrian, conservation and amenity uses.

Benefitting from direct roadside frontage, the property comprises a useful mix of productive pasture and established woodland, creating an appealing and versatile landholding in a pleasant rural setting. Subject to the necessary planning consents, the land may also offer potential for alternative uses, including small-scale rural diversification, tourism, leisure, woodland enterprises, biodiversity enhancement projects, or other development opportunities.

Plan

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Services

The land presently benefits from mains water supplies from the adjoining property in third party ownership. This supply will be disconnected 3 months post completion. The buyer will be required to obtain their own mains supplies of water.

For further information, prospective purchasers are able to make their own enquiries with Dwr Cymru Welsh Water and Western Power Distribution.

Wayleave/Easements/Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no footpaths crossing the land.

Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Basic Payment Scheme

The land is being sold without the benefit of Basic Payment Scheme Entitlements.

Tenure and Possession

Freehold with Vacant Possession upon completion.

Guide Price

Guide Price – £75,000

Health and Safety

Given the potential hazards of agricultural land, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Nb: There are currently mares with foals at foot on the land.

Method of Sale

The property is offered for sale by Private Treaty.

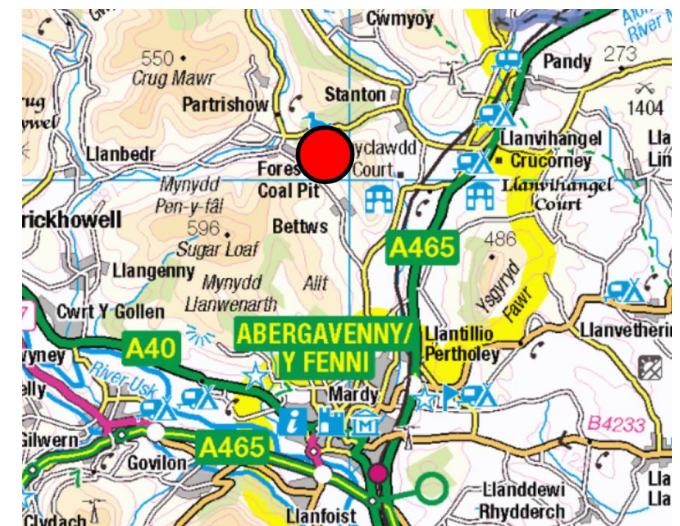
Please contact Eifion Morgan for further information.
01446 776379/eifionmorgan@hrt.uk.com

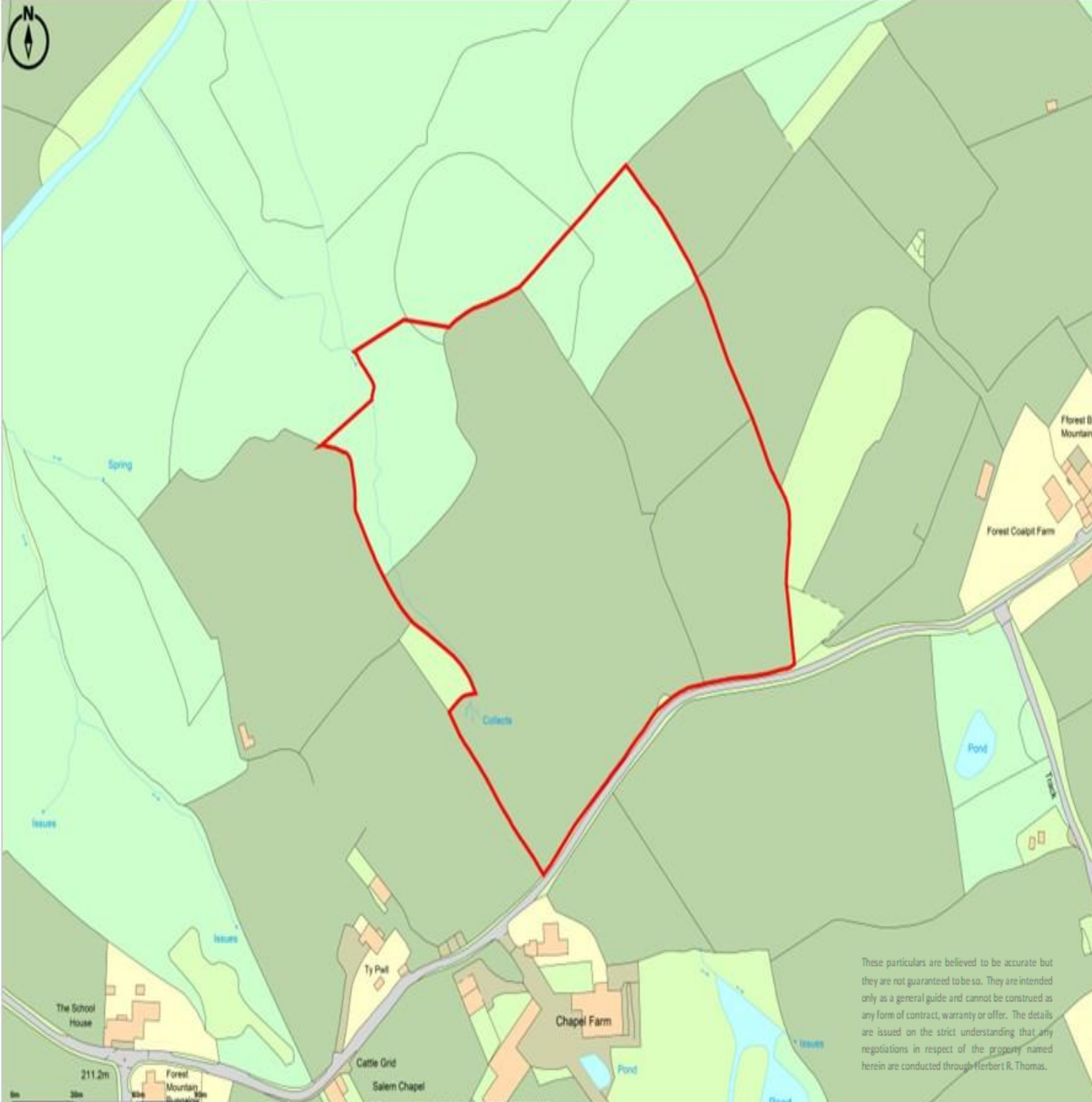
Directions

Postcode: NP7 7LL

Head north on A4042 then turn onto A465, turn left onto Old Hereford Rd. After a mile, heading north towards Forest Coal Pit, turn right. The land is on your right-hand side.

What3Words: reception.hopping.cakewalk





Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Eifion Morgan

Tel: 01446 776379

E-mail: eifionmorgan@hrt.uk.com

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 776379

Agri@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.