



## FOR SALE BY PRIVATE TREATY

- 9.11 Acres of arable land
- Direct roadside access and frontage
- Natural water supply
- Excellent location

## Land off Hanley Lane

Stroath, Chepstow, NP16 7NA

Offers in the region of £120,000

An attractive parcel of arable land extending to approximately 9.11 acres (3.68 Ha) currently set out to a fresh new lay.

## GENERAL REMARKS

The land off Hanley Lane offers a valuable productive opportunity in a very accessible location a short distance from the town of Chepstow extending to approximately 9.11 acres (3.68 Ha). The land is in excellent condition having most recently been cropped with maize and currently under a fresh grass lay. The majority of the boundary benefits from stockproof fencing and the land information service refers to the land as soilscape grade 6, free draining, slightly acidic, loamy soils.

## SERVICES

Spring water is available via the trough to the western boundary.

## TENURE

Freehold with vacant possession upon completion

## OVERAGE

The property is sold subject to an overage provision whereby if the use of the property changes, 30% of the increase in value will be payable to the Vendor for a period of 25 years.

## BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

## LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

## DIRECTIONS

From Chepstow proceed follow the A48 in the direction of Gloucester. After approx. 3 miles (passing Hanley Farm Shop) turn left onto Hanley Lane the subject can be found a short distance on your left.

To be found on What3words: /// engage.zoos.indicated

## VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. However, we ask any interested parties to please contact the Monmouth office to inform us of your viewing intentions.

## GUIDE PRICE

Offers in the region of £120,000

## LOCAL AUTHORITY

Forest of Dean District Council – 01594 810000

## CONTACT

Olivia in Monmouth Office: 01600 712 916

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**PLANS AND PARTICULARS** The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

**WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC** The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.