



## FOR SALE BY PRIVATE TREATY

- 32.45 acres of pasture & woodland
- Within the beautiful Wye Valley and adjoining the banks of the River Wye
- Access available
- Water connections
- Stone Barns with potential for alternative uses (STPP)

## Land at Abbey Passage Farm

Tintern, Chepstow, NP16 6SE

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### Available as a Whole or in separate Lots;

Lot 1: 25.76 acres (10.42 ha) of productive pasture with two traditional stone barns and a Dutch Barn  
 Lot 2: 6.69 acres (2.70 ha) of amenity woodland

**Offers in Excess of £385,000**

## GENERAL REMARKS & STIPULATIONS

A unique opportunity to purchase approximately 32.45 acres (13.94 ha) of land within a ring-fenced block and situated on the banks of the River Wye. The land is located just opposite the picturesque village of Tintern and is situated within the Forest of Dean.

Lot 1: Extends to approximately 25.76 acres and includes six, well-proportioned enclosures all down to permanent pasture. The land is level lying to gently sloping up to the woodland (Lot 2) in the east. The land is considered stockproof and includes a Dutch Barn (63m<sup>2</sup>), a large traditional stone barn with both double and single storey elements (126m<sup>2</sup>) and a smaller stone barn (39m<sup>2</sup>).

Lot 2: comprises 6.69 acres of amenity broadleaf woodland. We understand that this woodland has not been commercially managed.

## SITUATION

The land is located to the east of the River Wye and can be accessed via The Wireworks Bridge in Tintern. After crossing the bridge, the land can be found via two gated accesses to your right, approximately 70m from the bridge. We understand that there is a weight restriction on the Wireworks Bridge however, alternative access routes are available including permission via Forestry Commission tracks and a private, vehicular right of way over the Restricted Byway from Brockweir.

## SERVICES

We understand that there is currently a shared mains supply to the land.

We would recommend interested parties make their own investigations with regards to separating this supply.

## DESIGNATIONS

The land is located within the Wye Valley AONB and is also within the designated River Wye SSSI and Special Area for Conservation.

## TENURE

The land is sold freehold however Lot 1 is subject to a grazing agreement for which notice has been served and is due to end on 31<sup>st</sup> December 2024.

## OVERAGE

Lot 1 is sold subject to an overage provision for the effect that should planning consent be granted for anything other than agricultural or private equestrian use within 30 years of the sale date, 25% of any increase in value will be repayable to the Vendors or their successors in title.

## LOTING & RESERVE

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

## BOUNDARIES

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

## VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesy shown to the owner/occupier.

We ask that interested parties contact the Agent on 01633 880220 to register their interest and inform them of their viewing.

## OFFERS IN EXCESS OF

**As a Whole: £385,000**

**Lot 1 – 25.76 acres of pasture: £325,000**

**Lot 2 – 6.69 acres of woodland: £60,000**

Ref: P&G251

Date: April 2024



**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.