

FOR SALE BY PRIVATE TREATY

- Ring fenced block of Arable Land
- Roadside access from 2 field gates
- Productive Farmland in 2 Enclosures
- Extensive rural views towards Wentwood

31.5 Acres (12.76 ha) at Glen Usk Road

Tredunnoch, Usk, NP15 1NS

Offers in Excess of £300,000

Sloping arable land situated in a rural position to the south-west of Tredunnoch, divided into two parcels and offering suitability for agricultural, equestrian or amenity use, with far-reaching views across the Lower Usk Valley.

GENERAL REMARKS

A useful block of approximately 31.52 acres (12.76 hectares), in two parcels and comprising gently sloping arable land within part stock-fenced boundaries. The land benefits from direct road access and natural water sources, and is considered suitable for a range of agricultural, equestrian or amenity uses, subject to any necessary consents.

Parcel No.	Acres / Ha
ST 3794 3816	20.59 / 8.33
ST 3794 1508	10.92 / 4.42

SITUATION

The land lies in a rural position approx. 1 mile southwest of Tredunnoch, Southwest of Monmouth (18 miles), Northeast of Newport (9 miles) and under 7 miles from Junction 24 of the M4, offering good regional connectivity.

DIRECTIONS

From Caerleon, proceed along Usk Road for approximately 3.7 miles. Take the first right after the Cwrt Bleddyn Hotel and continue for approximately 1 mile, proceeding straight over the crossroads towards Glen Usk. The land will be found after approximately 0.4 miles on the right-hand side.

When using the mobile application, What Three Words: ///variety.driveways.daredevil

SERVICES

The land benefits from natural water sources in the form of a stream running through both parcels to the southern boundary. Prospective purchasers are advised to make their own enquiries with the relevant utility providers regarding the availability of service connections in the locality.

TENURE

Freehold with vacant possession upon completion, subject to a holdover period to allow for the harvesting of the existing oat and barley crops.

EASEMENTS, WAYLEAVES & PUBLIC RIGHTS OF WAY

We understand there to be a historic right of way running east to west to provide access to a reservoir situated on retained land adjoining the south-western boundary. Whilst gateways are present entering the parcels, we understand these were installed historically in connection with the letting of adjoining land parcels and as such no formal rights in this regard apply. We are not aware of any other easements, wayleaves or public rights of way affecting the property.

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.

ACCESS

Access is taken directly from Glen Usk Road, an adopted highway maintained at public expense which runs between Llanhennoch and Tredunnoch, via two entrance gateways suitable for large vehicular access.

VIEWING

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

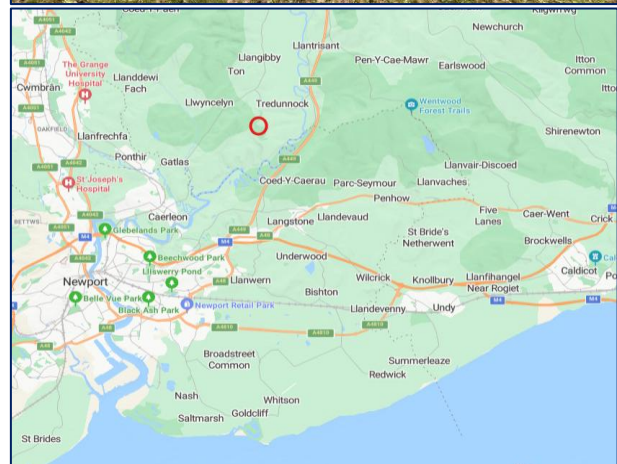
Please contact Samuel Blaken at David James on 01633 880220.

GUIDE PRICE

Offers in Excess of £300,000 (Three Hundred Thousand Pounds)

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644



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.