

FOR SALE BY PRIVATE TREATY

- Approximately 12.75 acres (5.16 ha)
- Recently Reseeded Grassland
- Roadside Access
- Natural Water Supply
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning

Land at Gwernesney Usk, Monmouthshire, NP15 1DB

Offers In Excess of £125,000

An attractive parcel of level, recently reseeded grassland extending in total to approximately 12.75 acres (5.16 ha) with roadside access directly from the Lower Raglan Road on the outskirts of Gwernesney, opposite the South Wales Gliding Club.

DESCRIPTION

A single parcel of level land classified as Grades 2 and 3a extending in total to 12.75 acres (5.16 ha). The land benefits from gated access directly from the Lower Raglan Road. The land is bound by a combination of stock fencing and mature hedgerows with a natural water supply running along parts of the north and eastern boundaries.

SITUATION

The land is located close to the village of Gwernesney approximately 2.6 miles east of Usk within the County of Monmouthshire. The land benefits from reasonable transport links being situated just off the A449 which connects to the A40 at Raglan (6.7 miles) and Junction 24 of the M4 Motorway Network (9.8 miles).

SERVICES

A natural water supply runs along part of the northern and eastern boundaries. There are no mains service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers with regards to any new connections.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government for the Basic Payment Scheme (BPS). Entitlements are available by separate negotiation. The land is not in any Agri/Environmental Schemes.

TENURE

Freehold with vacant possession upon completion.

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.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it. There are electricity poles situated on the land which we assume is subject to a wayleave agreement with National Grid Electricity Distribution.

There is a water main located along the road.

DIRECTIONS

Exit the A449 at Usk onto the A472 taking the first right onto the B4235/Usk to Chepstow Road. Continue along the B4235 for approximately 1.6 miles where the entrance gate to the land will be located on the right next to a small layby opposite the South Wales Gliding Club entrance.

When using the mobile application What3Words:/// sprint.signal.repayment

VIEWING

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

All interested parties should first contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880220.

GUIDE PRICE

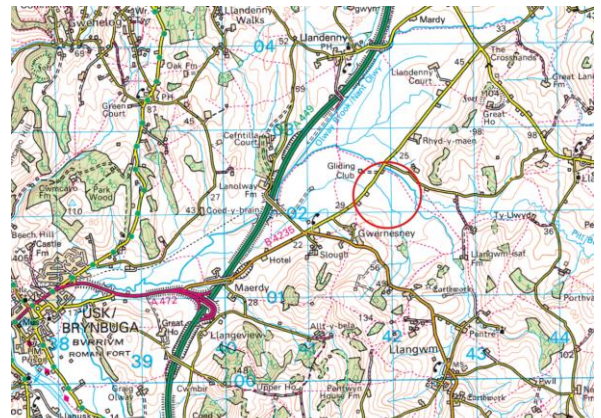
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LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

Ref: 7087

Date: November 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.