



# Land known as Caernoal

## Llandenny, Usk, NP15 1HF

A fantastic opportunity to acquire an extensive ring-fenced parcel of level productive pastureland adjacent to the South Wales Gliding Club and Olway Brook offering excellent agricultural appeal.

- Good location a short distance from the village of Llandenny •
- Grazing or fodder grassland extending over three enclosures •
  - Accessible from Gwernesney and Llandenny •
  - In all approximately 48.76 acres (19.73 ha) •



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Caernoval offers an excellent, extensive level parcel of productive permanent pasture-land, situated adjacent to the South Wales Gliding Club and Olway Brook, close to the village of Llandenny, and with the benefit of direct access from Llandenny as well as a right of access from the B4235 Monmouth Road to the south.

The land has excellent agricultural appeal as it comprises three field enclosures all capable of being grazed or mown for fodder.

Llandenny - 0.4 miles

Llansoy - 2.5 miles

Usk - 3 miles

Raglan - 3.4 miles

Monmouth - 10.2 miles

Chepstow - 11.2 miles

## Location & Situation

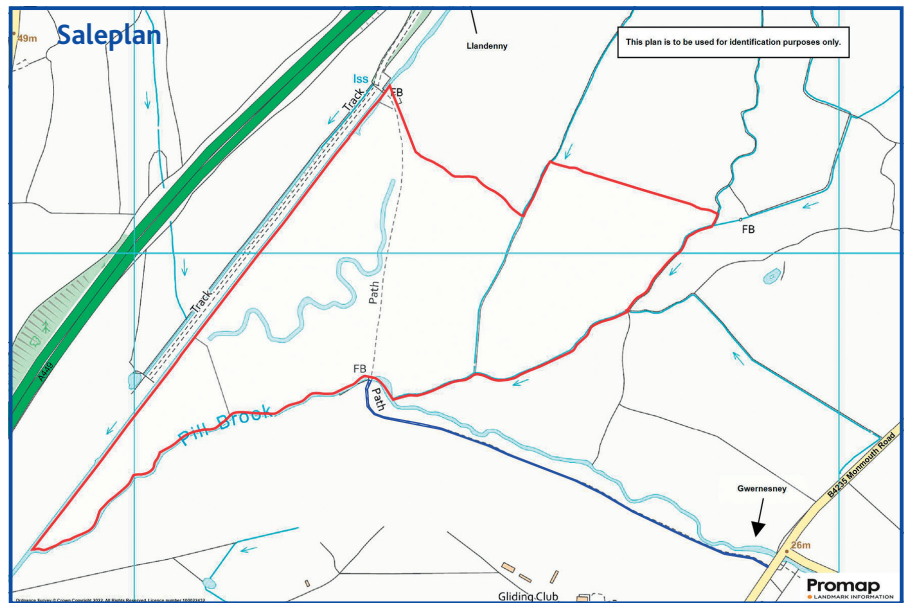
The land sits in an excellent position, a short distance south of the village of Llandenny, adjacent to Olway Brook to the north and South Wales Gliding Club to the west, enjoying an excellent location within the heart of the Monmouthshire Countryside.

## Description

Set over three distinct field enclosures with livestock holding pen at the northern entrance, Caernoval offers an excellent very accessible land parcel of prime grazing and fodder land extending to approximately 50 acres. The most extensive of the three enclosures features the remains of the old Olway Brook prior to it being diverted. This is now grassed over and dry. The land is all in good heart as it has been well managed and is in excellent condition for supporting a livestock enterprise.

The land is all level permanent pasture, fenced for cattle and all capable of being mown for fodder.

Access is via Llandenny Parish Hall Road to the north or via a right of access from the B4235 Monmouth Road (hatched in blue on the sale plan) across the South Wales Glider Field to the south.



In all the land extends to approximately 48.76 acres (19.73 hectares).

## Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. A Public Right of Way crosses the central field enclosure.

## Services

There are no services directly connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

## Basic Payment Scheme

The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

## Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

## Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk.

## Directions

From the village of Llandenny, take the lane opposite the Raglan Arms Pub south towards Llandenny Parish Hall. Continue on south past the Parish Hall for approximately 0.4 miles. The road will take you over the top of the A449 until you arrive at the field gate. Alternatively, the property can be accessed from a right of way from the B4235 Monmouth Road, across the field adjacent to the South Wales Gliding Club.



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