



Land adjacent to Church Farm Llantrisant, Usk, NP15 1LG

An area of productive arable land with three additional compartments of pastureland and woodland in a very accessible location offering a prime farmland and investment package.

- Excellent location a short distance from the village of Llantrisant and the A449 •
 - 46.6 acres of prime arable land • 18.09 acres of permanent pasture •
- 11.31 acres of woodland • Of interest to agricultural and investment purchasers •
 - In all approximately 76.46 acres (30.94 hectares) •



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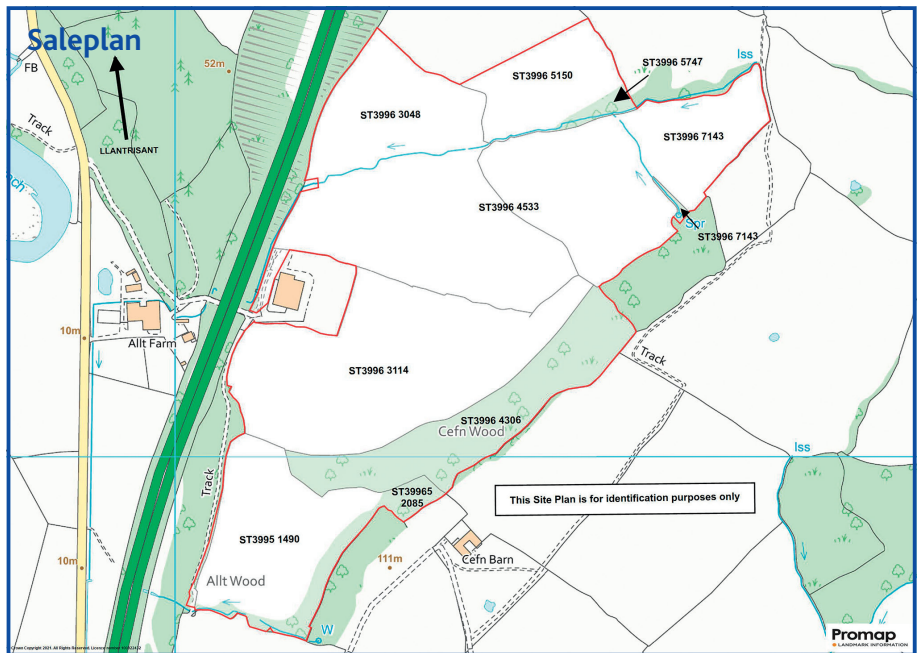
Land adjacent to Church Farm

Llantrisant, Usk, NP15 1LG

A valuable productive land holding in a very accessible location forming 46.6 acres of prime arable land, 18.09 acres of permanent pasture and 11.31 acres of woodland.

The arable land is in excellent condition having most recently been cropped with winter wheat.

The land is positioned south of the village of Llantrisant directly east of the A449 adjacent to ADH Motors.



Location & Situation

The land sits in an excellent position, set back from the eastern side of the A449, adjacent to ADH Motors only a short distance from Llantrisant, on the outskirts of Usk. The land is gently undulating to gently sloping up to the south-east.

Description

The land is all contained within a broadly triangular shaped compartment extending over 10 field enclosures of varying sizes comprising predominantly arable, with three permanent pasture fields and four sections of woodland. There is also a section of track adjacent to the west side of Unit 1, Church Farm which provides wide vehicular access to the land allowing for cultivation and harvesting.

Access is via a short section of farm track directly adjacent to the western side of ADH Motors which connects directly to a section of third party owned highway linking to the Llantrisant road to the west. In all the land extends to approximately 76.46 acres (30.94 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.

Services

There are no services directly connected to the land.

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 are permitted at any time during daylight hours with a copy of these particulars. No vehicles are permitted to be taken onto the land.

Directions

From Usk take the Mayport Street Road south for 3.5 miles to Llantrisant. Keep right after the Ford Garage and continue through Llantrisant for approximately half a mile until you see a left turn signposted ADH Motors.

Follow the road for 0.2 miles passing under the A449. The land is accessed on the left-hand side before the ADH Motors yard.



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