



## Land at Llandenny Usk, Monmouthshire NP15 1DP

A desirable block of permanent pasture located within easy reach of the sought-after village of Llandenny. Profiting from superb links to the village. The land holds significant appeal and is very well suited to livestock or equestrian enterprises.

- Available as a whole or in two lots •
- Excellent grazing/fodder field • Direct access •
- In all approximately 20.64 acres (8.35 hectares) •



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# Land at Llandenny

Usk, Monmouthshire NP15 1DP

An appealing block of excellent grazing land with significant equestrian/livestock and amenity appeal. The land is positioned in a sought after, appealing and accessible location within easy reach of Llandenny and Raglan.

Llandenny - 0.9 miles

Raglan - 2.0 miles

Usk - 6.1 miles

Abergavenny - 10.5 miles

Monmouth - 10.7 miles

## Location & Situation

The land sits within easy reach of the village of Llandenny in the heart of Monmouthshire. Located in an area renowned for livestock production, the land provides an excellent opportunity to acquire a rare parcel of quality land in the locality.

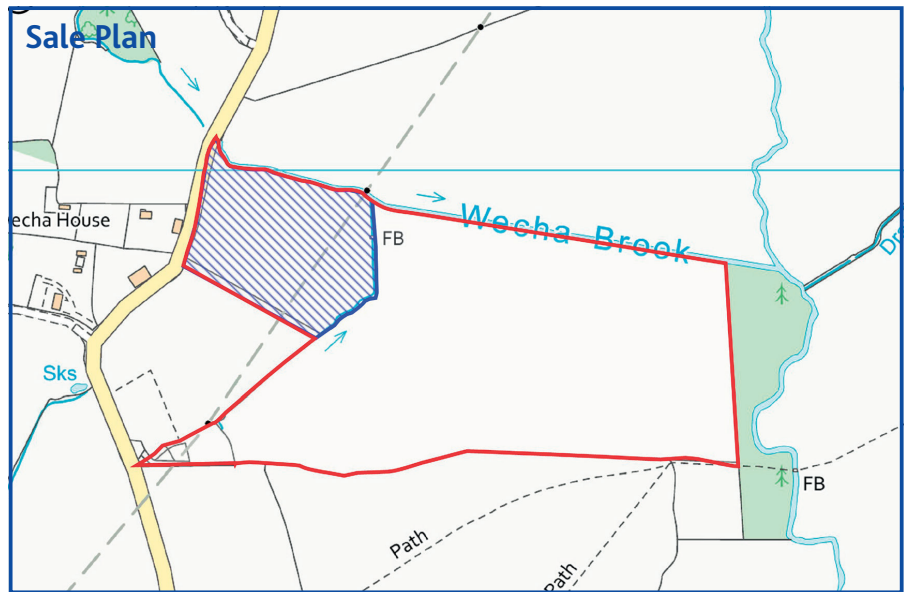
## Description

The land comprises a wonderful and very accessible block of pastureland. Being mainly level, manageable, pasture land bounded by stock proof fencing and mature hedges and a brook to the northern boundary. The land is naturally split into two Lots, both with a separate access point. Lot 1 has a small area of stock proof pens used for sheep handling.

The land is well fenced and has been used recently for sheep grazing and mowing for hay/fodder. The land is offered in the below Lots both with their own access from the public highway.

Lot 1 – 3.91 acres. Hatched in blue.

Lot 2 – 16.73 acres.



Access is directly from the public highway. In all the land extends to approximately 20.64 acres (8.35 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 footpath crosses the land.

## Services

Mains water is connected and any new meters which are needed will be the responsibility of the purchasers. It will be the responsibly of the purchaser to make their own enquiries with the relevant utilities' companies in respect to any additional service connections.

## 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. Please makes sure all gates are left as they are found.

## Directions

From Raglan take the Chepstow Rd south for approximately 1.1 miles before bearing right towards Llandenny. After 0.3 miles bear slightly left and continue for approximately 0.5 miles and the land will be located on your left. A For Sale board will be at the access points to each Lot.

 [humans.untruth.tapers](http://humans.untruth.tapers)



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