



Land Adjacent to Pen Y Parc Road

Raglan, Usk NP15 2BX

A superb opportunity to acquire an excellent compartment of permanent pasture with barn in a very accessible location offering excellent equestrian, agricultural and development appeal.

- Excellent location on the outskirts of Raglan close to Raglan Castle •
- Two ring fenced grazing paddocks which can be subdivided further •
 - Agricultural barn • Roadside access •
- Of interest to equestrian, agricultural, development and investment purchasers •
- In all approximately 8.76 acres (3.54 ha) •



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Land adjacent to Pen Y Parc Road offers a prime compartment of pastureland and barn with roadside access offering excellent equestrian, agricultural and development appeal, situated adjacent to Little Castle Business Park, with views of Raglan Castle.

Raglan High Street - 0.2 miles

Monmouth - 3 miles

Abergavenny - 9.6 miles

Ross-on-Wye - 20.2 miles

Location & Situation

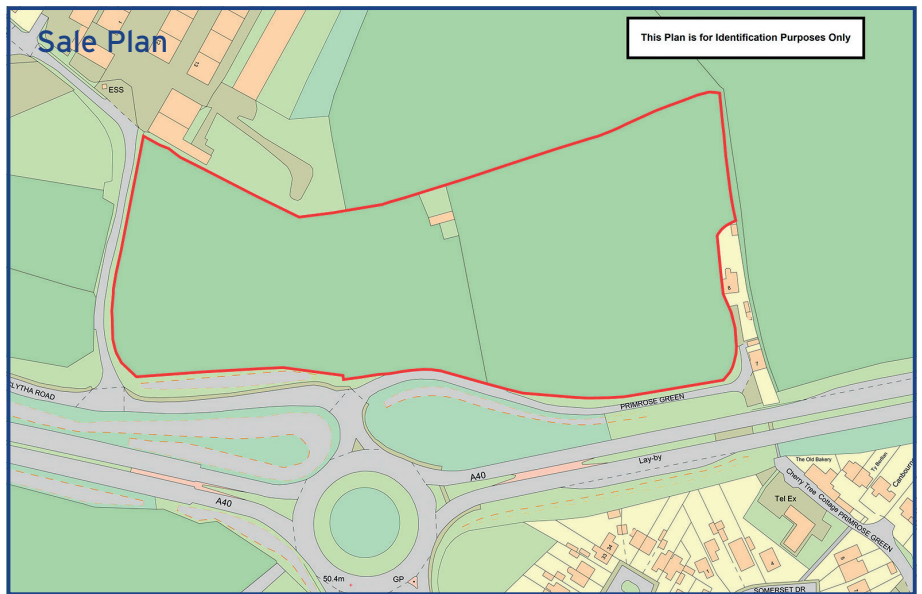
The land sits in an excellent position in Raglan, adjacent to Little Castle Business Park to the west with a view of Raglan Castle to the east. The land is bordered by Pen Y Parc Road to the west, and Clytha Road and Primrose Green to the south, directly north of Raglan Roundabout and the main village of Raglan.

Description

The land is accessed by a gated entrance from the public highway known as Primrose Green which connects directly to Clytha Road and the A40 Raglan Roundabout. The land itself comprises a ring fenced rectangular shaped parcel of level to gently rising permanent pastureland set over two field enclosures, appealing to equestrian, agricultural, development and investment purchasers.

The westernmost field enclosure features a fenced off barn in the north-eastern corner providing useful cover and stabling. All the boundaries are stock proof with a mixture of hedges and trees, providing a peaceful enclosed space with views of Raglan Castle to the north-east.

The land is all well-maintained permanent pasture suitable for grazing or mowing for fodder. As the land is easily accessible, level to gently rising and in good condition it would certainly provide significant appeal to equestrian, agricultural and development type purchasers.



In all the land extends to approximately 8.76 acres (3.54 ha).

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 is mains water in the lane adjacent to the land and power lines within the field parcel. It will be the responsibility of the purchaser to make their own enquiries with the relevant utilities companies in respect to services.

Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future residential or commercial development. This will capture 30% of any uplift in value provided by any residential or commercial planning consent for a period of 20 years from the date of sale.

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 the A40 Raglan Roundabout, take the exit onto the Clytha Road in the direction of Clytha. Then turn immediately right onto Primrose Green. Continue straight to the end of the road and the field gate to the land is on the left-hand side.

 budding.kept.motorist



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