



Land at Chepstow Road Trellech, Monmouth, NP25 4PF

Three well located parcels of good grazing pasture/fodder grassland located adjacent to the village of Trellech

- Direct access and frontage to B4293 •
- Good grazing paddocks or mowing grass • Mains water connected •
- General Purpose Corrugated Tin Sheeted Barn with Lot 2 •
- Lot 1 - 8.79 acres • Lot 2 - 12.31 acres • Lot 3 - 14 acres •

Available for Sale by Informal Tender



www.powellsrural.co.uk

Land at Chepstow Road

Trellech, Monmouthshire, NP25 4PF

The Land at Chepstow Road forms three attractive Lots contained within two separate parcels to the North and South of the B4293. The Land is good grassland well located between Trellech and Llanishen, a short distance outside of the village of Trellech.

The land is very accessible with each field enclosure benefitting from independent field gate accesses from the B4293. The land has excellent agricultural, equestrian and amenity appeal.

Trellech - 0.5 miles

Llanishen - 1.3 miles

Devauden - 4.0 miles

Monmouth - 5.9 miles

Chepstow - 10 miles

- **Excellent accessible location**
- **Close to village of Trellech & direct frontage to B4293 Chepstow Road**
- **Independent field access gateways including double gateway to Lot 2**
- **Mains water connected**
- **In all approximately 35.9 acres**
- **Lot 1: 8.79 acres**
- **Lot 2: 12.31 acres**
- **Lot 3: 14 acres**

Location & Situation

The land is located in an excellent position lying directly either side of the B4293 Chepstow Road, a short distance south-west of the village of Trellech. Each lot has roadside frontage and access.

Description

The land forms three regular shaped parcels of good grassland, with all three lots able to be cropped for fodder. The land offers very good grazing land and is currently divided into three principal field enclosures with Lot 1 situated on the north side of the B4293 and Lots 2 & 3 situated adjacent to each other on the south side. The land is predominantly level but generally gently undulating to the eastern aspect of lots 1 and 3.

Please see the Sale Plan on the rear cover of this brochure.

Lot 1 - 8.79 acres (3.56 hectares)

Lot 1 comprises a regular shaped parcel of excellent grassland which is gently undulating and sloping to the eastern aspect boundary. Access is via a 15 ft. field gate direct from the B4293 to the south. A water trough is located inside the field to the western side of the field gate entrance.



Lot 2 - 12.31 acres (4.98 hectares)

Lot 2 comprises a regular shaped parcel of excellent grassland which is gently undulating and sloping to the eastern aspect boundary. A general purpose corrugated tin sheeted barn is located inside the field, west of the field gate entrance. Direct access via a 12ft field gate from the B4293 to the North. A water trough is located to the rear of the barn. The current mains water connection will be retained with Lot 2. Lot 3 is situated directly to the west.



Lot 3 - 14 acres (5.65 hectares)

Situated directly west of Lot 2, Lot 3 forms a good regular shaped level parcel of excellent grassland with roadside frontage to the B4235 to the north and Cross Lane to the south. The land benefits from a two access gateways, direct from the B4293 to the north and also in the westernmost corner where the B4293 meets Cross Lane.





Services

Mains water is directly connected to each lot. A water trough currently straddles the boundary between Lots 2 & 3. The current mains water connection will be retained with Lot 2. If the lots are sold individually the purchaser of Lot 3 will be required to install their own water connection. It is for any interested party to obtain the connection costs of these services if they wish to connect to them.

Tenure

The land is offered freehold with vacant possession being provided on Completion.

Development Clawback

A development clawback overage provision will be incorporated into each of the sale contracts on each lot. This will capture 50% of the uplift in value should a change of use from agricultural result in increased capital value for a period of 25 years after the date of sale.

Basic Payment Scheme

There are no BPS Entitlements included with any of the sale transactions.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

Wayleaves, Easements & Rights of Way

The land will be sold subject to all Wayleaves, Easements and any Public/Private Rights of Way, that exist, whether or not these are specifically referred in these particulars.



Sale Method

The land is offered For Sale by Informal Tender as three individual Lots, as shown on the Sale Plan on the rear cover. A Tender Information Letter & Tender Forms are available from the Selling Agent's office. The Tender Deadline is Midday on Thursday 28th June 2018. All Tenders will be Subject To Contract.



Viewings

Interested parties are welcome to view the land at any time during daylight hours with a copy of the sales particulars. All parties viewing the land do so at their own risk. Please be aware of all natural hazards and exercise caution at all times. No vehicles or dogs are to be taken onto the land. Please ensure that all field gates are safely secured.

Directions

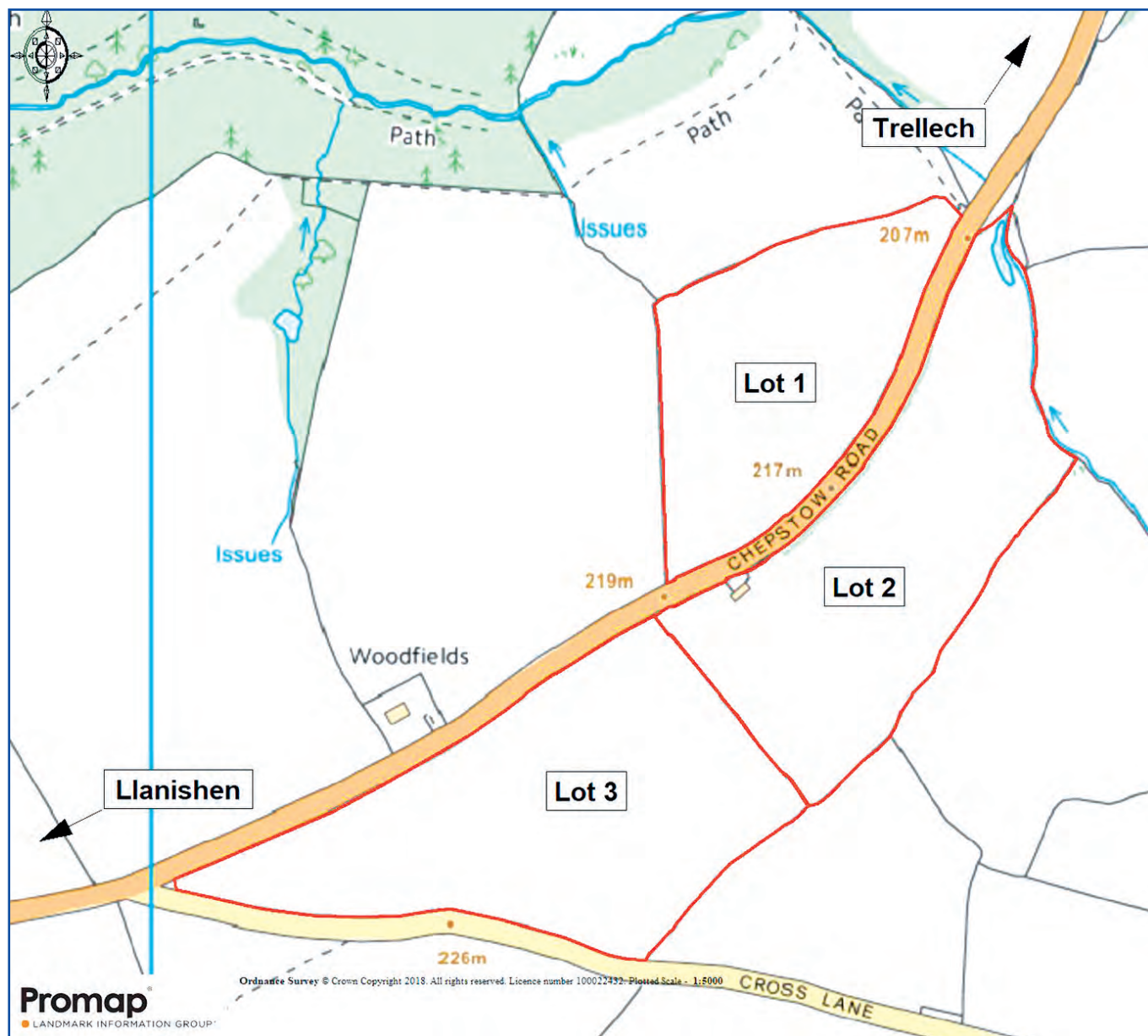
From the village of Trellech proceed on the B4293 Chepstow Road south west and stay on this road for approximately 1/2 mile. The land is situated either side of the road.

Alternatively from Llanishen head north-east on the B4293 for approximately 1.7 miles. The land is situated either side of the road For Sale Boards have been erected on the field gates of each Lot.



Land at Chepstow Road

Trellech, Monmouthshire, NP25 4PF



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