



New Woodland Plantation adjacent to New House Farm Llangwm, Usk, NP15 1HJ

Two well located lots of recently planted woodland situated in an excellent location & position within the stunning Usk Valley.

- Two lots recently planted with a mix of broadleaved and shrub species •
 - Glastir Woodland Creation Contract • Desirable private location •
- Stunning views across the Usk Valley • Adjacent to the Dyffryn Lane •
- Available as a whole or in two lots - In all approximately 38.72 acres •

Available for Sale by Private Treaty



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Two lots of newly planted woodland (Lot 1 has an additional enclosure of mature broadleaved woodland / Ancient Woodland) Plantation well located between Usk and Chepstow, a short distance from the rural village of Llangwm.

The plantation is set out across two contiguous compartments adjacent to a council lane referred to as 'The Dyffryn' allowing it to be offered as a whole or in two individual lots. The land has excellent forestry, conservation and amenity appeal.

Available as a whole or in two lots

Llangwm – 1.4 miles

Usk – 5.0 miles

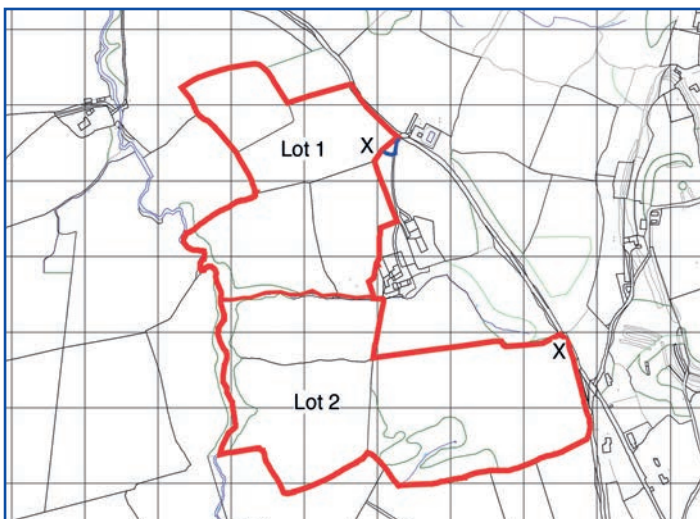
Chepstow – 8.0 miles

Monmouth – 15.7 miles

- Accessible location and elevated position with stunning views across surrounding countryside
- Close to rural village of Llangwm & adjacent to Dyffryn Lane
- Independent access to each Lot including direct access to Lot 2 from Dyffryn Lane.
- Glastir Woodland Creation Contract in place until 2031
- In all approximately 38.72 acres
- Lot 1: 15.71 acres (6.36 ha)
- Lot 2: 23.01 acres (9.31 ha)

Location & Situation

The two Lots lie to the west side of The Dyffryn Lane and have the benefit of good frontage to the council highway and independent access. Access to Lot 1 is via a short drive off Dyffryn Lane via a right of way over the access to New House Farm. Access to Lot 2 is via a field gate directly off Dyffryn Lane which connects to the B4235, which in turn provides access to the towns of Usk and Chepstow. The two lots of woodland enjoy a private and elevated situation. The access points are marked with an X on the Sale Plan.



Description

The New Woodland Plantation adjacent to New House Farm offers the opportunity to acquire two substantial Lots of recently planted woodland plantation located between the towns of Usk and Chepstow situated on the west side of the Dyffryn Lane. The new woodland, planted up by the Woodland Trust comprises a mixture of broadleaved and shrub trees following the approval of a Glastir Woodland Creation Scheme. Lot 1 includes a compartment of Ancient Woodland.

The woodland is situated in an elevated position with views out across the Usk Valley and towards the Black Mountains. Each lot benefits from its own independent access and is accessible to the towns of Usk and Chepstow, along with larger centres via the M48 and A449. The land features an established strip of Ancient Woodland which runs adjacent to the Dyffryn Brook to the west, which provides a potential natural water supply.

Please see the Sale Plan on the rear cover of this brochure for all Lots in more detail.

Lot 1 - 15.71 acres (6.36 hectares)

Lot 1 comprises three regular shaped enclosures of newly planted woodland and a fourth enclosure of ancient woodland. The woodland is planted with a mix of broadleaved and shrub trees which is gently sloping to the western aspect boundary. Access is via a right of way across a short section of the New House Farm drive. An established strip of Ancient Woodland and the adjacent Dyffryn Brook are located on the western boundary. Lot 2 is situated directly to the south of Lot 1.



Lot 2 - 23.01 acres (9.31 hectares)

Lot 2 comprises three regular shaped enclosures of woodland planted with a mix of broadleaved and shrub trees which is gently sloping to the western aspect boundary. Access to Lot 2 is via a field gate directly off Dyffryn Lane. An established strip of Ancient Woodland and the adjacent Dyffryn Brook are located on the western boundary. Lot 1 is situated directly to the north of Lot 2.





Services

There are no mains services connected to the land that the selling agents have been made aware of. The land adjoins Dyffryn Brook to the west, which provides a potential natural water supply.

Tenure

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

Glastir Woodland Creation And Maintenance Grant Contract

The new woodland was planted by the Woodland Trust under a Glastir Woodland Creation Scheme in 2017. The Glastir contract is in place until 2031 and offers an annual maintenance payment and premium paid to the contract holder at the rate of £410 per hectare (Premium £350/Ha, Maintenance £60/Ha) for the duration of the contract. The contract will be transferred over with sale.

Copies of the contract are available from the Vendor's Agent.

Basic Payment Scheme

Approximately 12ha of the land is eligible at present to receive Basic Payment Scheme Entitlements.

There are no Basic Payment Scheme 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.

A right of access at all times will be granted to the purchaser over the initial access drive to New House Farm in order to access Lot 1.

Covenant

Any successful purchaser will be required to enter into a covenant to maintain the site as permanent woodland.

Sale Method

The land is offered for sale by Private Treaty in two Lots. The vendors, and selling agents, reserve the right to sell the land by any alternative sale method to conclude the sale process.



Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk. No liability is accepted by the Selling Agents for any party viewing the land. 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.

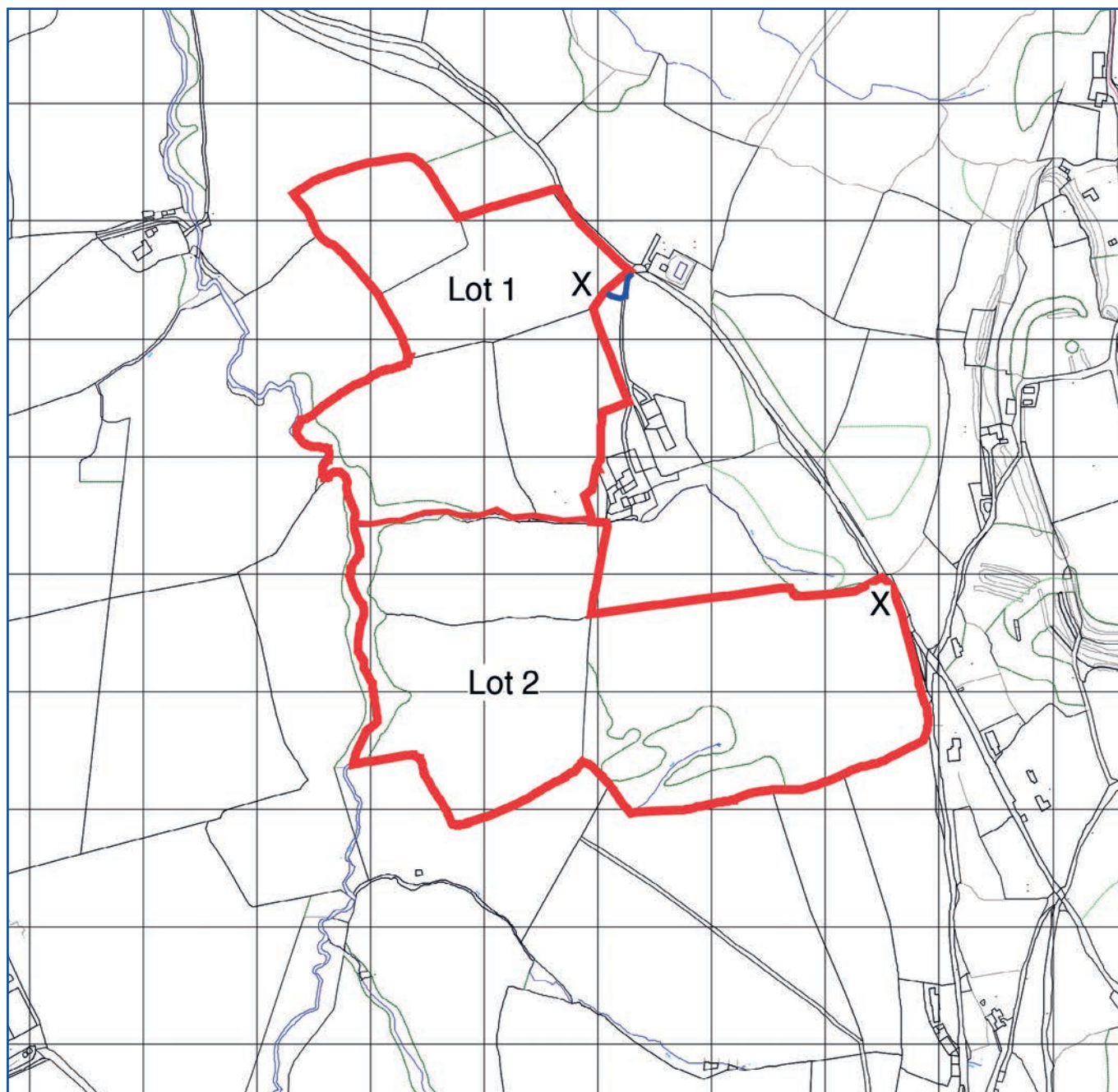
Directions

Strictly by appointment with the sole selling agents: Powells 01600 714140. Detailed directions will be provided.

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Site Plan *for illustration purposes only*



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