

Land at Llanfoist Abergavenny, Monmouthshire, NP7 9HE

An excellent block of grazing & fodder grassland situated between Llanfoist & Llanellen with excellent hard standing area and woodland plantation

- Accessible location close to Abergavenny • Direct Access and frontage to B4269 •
- Mainly gently sloping grassland • Hard standing storage area • Natural water supply •
- Available as a whole or in two lots – In all approximately 46.74 acres •



Land at Llanfoist, Abergavenny, Monmouthshire, (adjacent Postcode NP7 9HE)

An attractive block of good grassland well located between Llanfoist/Abergavenny and the Usk Valley village of Llanellen. The land is very accessible and benefits from two separate accesses, allowing it to be offered as a whole or in two lots. The land has excellent agricultural and amenity appeal.

Available as a whole or in two lots

Llanfoist – 0.80 miles

Llanellen – 1.2 miles

Abergavenny – 2.0 miles

Monmouth – 17 miles

Hereford – 27 miles

- Excellent accessible location within Usk Valley
- Close to Abergavenny
- Two access points and frontage to B4269
- Adjacent to Monmouthshire to Brecon Canal
- Useful area of hard standing for storage/livestock handling
- Mature deciduous woodland plantation
- In all approximately 46.74 acres (18.91 hectares)
- Lot 1: 16.30 acres (6.59 hectares)
- Lot 2: 30.44 acres (12.32 hectares)

Location & Situation

The land is located in an excellent area between Llanfoist and Llanellen in the renowned Usk Valley. The land runs parallel to the west of the B4269 and east of the Monmouthshire to Brecon Canal which adjoins the western boundary. There are stunning views across the Usk Valley and towards the Black Mountains.

The land is offered as a whole, or in two lots. Please see the sale plan, for identification purposes only, on the rear cover of this brochure for both Lots.

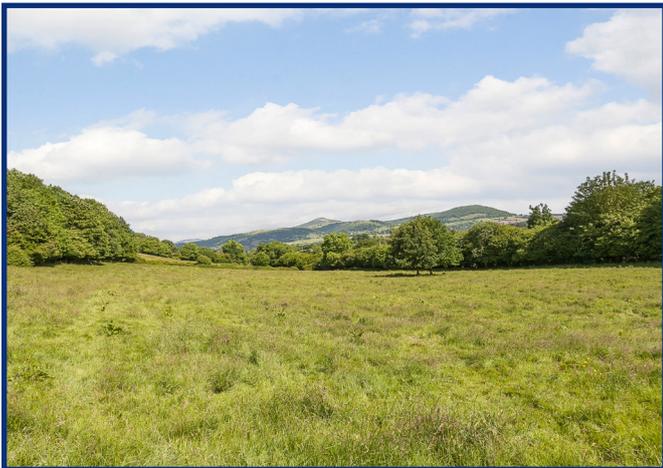
Lot 1 – 16.30 acres (6.59 hectares)

Lot 1 comprises of the two northernmost field enclosures to form a compact regular shaped parcel of grassland with central plantation of mature mixed deciduous woodland, providing excellent amenity appeal. The grassland is gently sloping and forms good livestock grazing, or fodder, grassland. Access is via a double gated entrance from a side lane set back off the B4269.



Lot 2 – 30.44 acres (12.32 hectares)

This land forms a compact regular shaped block of the two southernmost field enclosures. The lower field is slightly more steeply sloping towards the western boundary adjoining the Canal. Both fields have been historically cropped for hay/silage and grazed. A small stream runs to the southern boundary providing a natural water supply. Access is via an established entrance direct from B4269, into an enclosed area where silage bales are currently stored.



Description

The land forms a compact, regular shaped, block of grazing/fodder grassland, with the majority of the land able to be mown or grazed. The land is mainly gently sloping with some limited areas of slightly more steeply sloping pasture land to the southern boundary. The land is currently divided into four principal field enclosures, along with fenced fodder store and hard standing areas at both accesses.



Services

There are no mains services directly connected to the land. Electricity and mains water are available close by. It is for any interested party to obtain the connection costs of these services if they wish to connect to these.

Tenure

The land is offered freehold with vacant possession being provided on completion, unless any holdover period is agreed.

Basic Payment Scheme

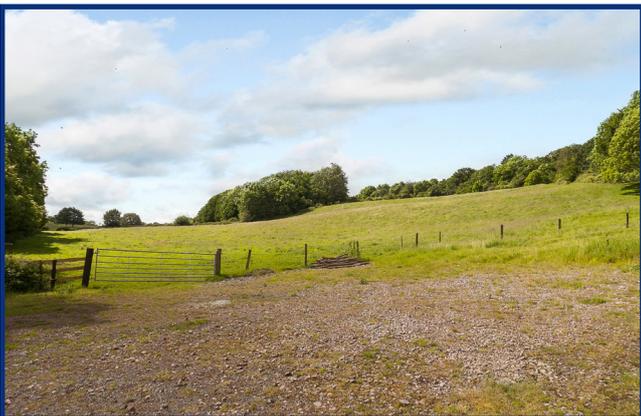
The Vendors currently claim Basic Payment Scheme (BPS) Entitlements upon all of the eligible areas of the land. Within the sale contract, any completion prior to 31st December 2017, will involve the Purchaser indemnifying the Vendor against any breach of cross compliance requirements which result in a penalty to the Vendors 2017 BPS claim. The Basic Payment Scheme Entitlements are excluded from the sale, however the number of entitlements attributable to the land may be available to acquire by separate negotiation.

Local Authority

Monmouthshire County Council: Tel: 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. It is understood there are easements for both a mains water pipeline and gas pipeline which cross underneath the land.



Sale Method

The land is offered For Sale by Private Treaty and is offered either as a whole, or in two individual lots, as shown on the Sale Plan on the rear cover. No sale will complete on Lot 1 until a sale has been secured on Lot 2 if the land is sold in its separate lots.

The Vendors and Selling Agents reserve the right to conclude a sale being agreed of the land by any alternative sale method, such as Informal Tender or Public/Private auction, if necessary.



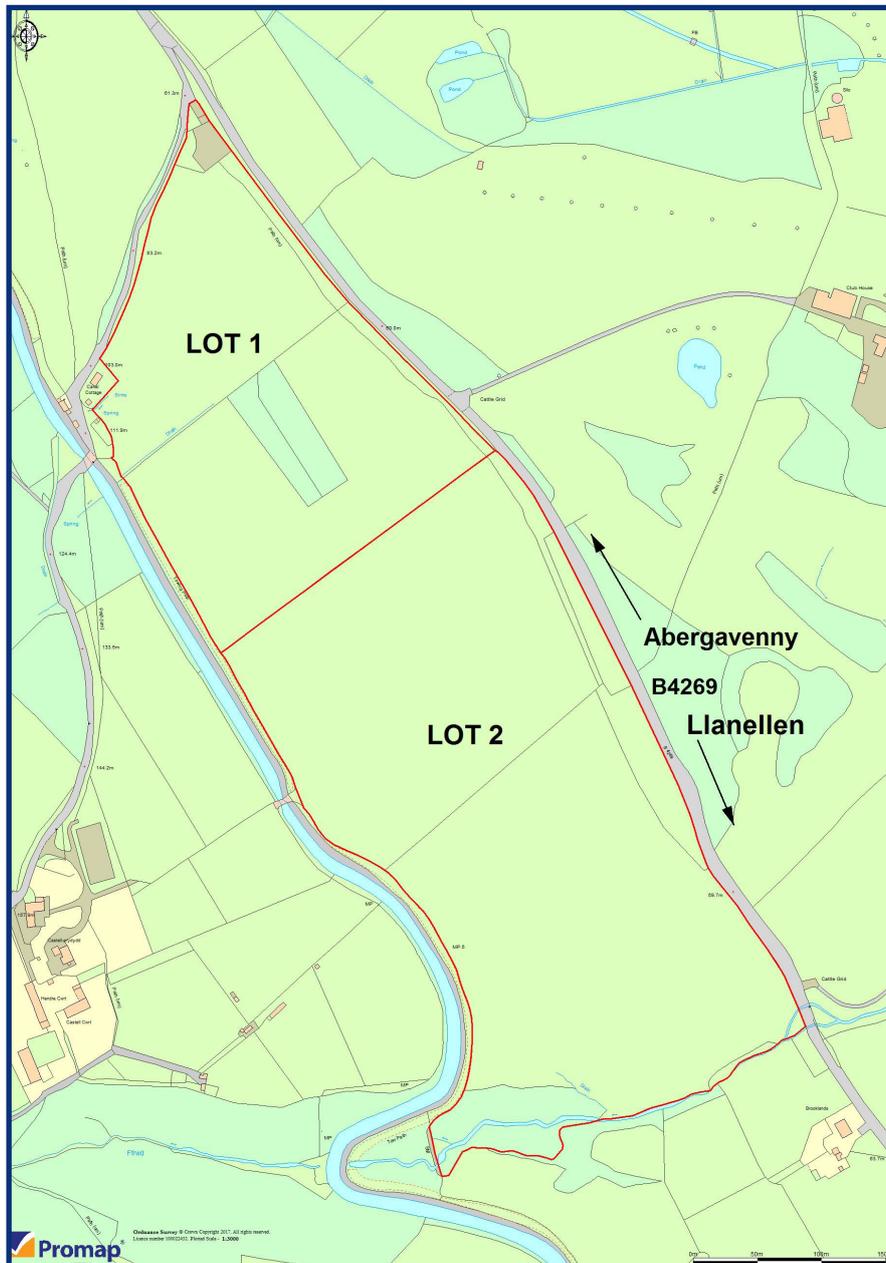
Viewings

Interested parties are welcome to view the land at any time during daylight hours with a copy of the sales particulars. All parties viewing do so at their own risk. No vehicles or dogs are to be taken onto the land. Please ensure that all gates are safely secured. Parking to view the land is recommended from the side lane at the northern most point of the land, however please do not block the field gateway at any time.

Directions

From Abergavenny proceed south of the A465 to the settlement of Llanfoist. At the mini roundabout take the first left which is the B4269 (also known as and signposted Gypsy Lane) to Llanellen. Proceed along this road out of the settlement of Llanfoist, and after approximately half a mile the land can be found on the right hand side. An unclassified country lane branching to the right leads immediately to the double gated field entrance. A For Sale board has been erected.

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