



## Land at Llandenny Walks Llandenny, Usk, Monmouthshire, NP15 1DR

A well located parcel of good grazing pasture/fodder grassland  
with potential to be divided into several paddocks

- Accessible location between Usk & Raglan • Direct access and frontage to quiet lane •
- Good grazing paddocks or mowing grass • Mains water connected •
- Available as a whole or in three lots - In all approximately 17.67 acres •



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# Land at Llandenny Walks

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An attractive parcel of good grassland well located between Usk and Raglan, a short distance outside of the hamlet of Llandenny.

The land is very accessible and benefits from three independent field gate accesses from the Llandenny Walks Lane, allowing it to be offered as a whole or in three individual lots. The land has excellent agricultural, equestrian and amenity appeal.

*Available as a whole or in three lots*

Llandenny - 1.2 miles

Usk - 3.5 miles

Raglan - 4.0 miles

Monmouth - 12.0 miles

Newport - 15.5 miles

- Excellent accessible location
- Close to hamlet of Llandenny & Old Usk to Raglan Road
- Three field access gateways including double gateway to Lot 3
- Mains water connected
- In all approximately 17.67 acres
- Lot 1: 3.20 acres
- Lot 2: 5.10 acres
- Lot 3: 9.37 acres

## Location & Situation

The land is located in an excellent position a short distance west of the hamlet of Llandenny. The land is also easily accessed from the Old Usk to Raglan Road at Gwehelog. The land runs parallel and fronts onto the Llandenny Walks Lane. There are stunning views to the western aspect towards the Usk Valley.



## Description

The land forms a compact, regular shaped parcel of good grassland, which offers excellent fodder grassland. The land also offers very good grazing land and is currently divided into two principal field enclosures. There is the ability for the land to be subdivided further. If sold in individual lots a new boundary fence would need to be erected between what is shown as Lot 1 and Lot 2. The land is generally gently sloping to the western aspect, with areas slightly of more modest sloping land to the western boundaries of Lots 1 & 2.

The land is offered as a whole, or in three lots. Please see the Sale Plan on the rear cover of this brochure for all Lots.

## Lot 1 - 3.20 acres (1.30 hectares)

Lot 1 comprises of a regular shaped paddock which is gently undulating to the eastern aspect and sloping to the western aspect boundary with the adjoining woodland. Access is via a field gate access direct from the Llandenny Walks Lane. Any purchaser that acquires solely Lot 1 will be required to fence the boundary against Lot 2.



## Lot 2 - 5.10 acres (2.06 hectares)

This Lot forms a compact regular shaped grazing field which has potential to be subdivided further. The field is level to gently sloping to the western aspect. Direct access via Llandenny Walks Lane.



## Lot 3 - 9.37 acres (3.79 hectares)

Lot 3 forms a good regular shaped parcel of excellent grassland, with potential to be sub-divided further into a series of grazing paddocks. The land benefits from a double field gateway from the Llandenny Walks Lane and also a livestock handling pen for loading/handling of livestock.





### Services

Mains water is directly connected to the land, with a water trough which currently straddles the boundary between Lots 2 & 3. The current mains water connection will be retained with Lot 3. If the lots are sold individually the purchasers of Lot 1 & Lot 2 will be required to install their own water connections. 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.

### 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 payment. The Basic Payment Scheme Entitlements are excluded from the sale, however may be available to acquire by separate negotiation.

### 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 Public Footpath crosses Lot 1.



### Sale Method

The land is offered For Sale by Private Treaty and is offered as a whole, or in three individual lots, as shown on the Sale Plan on the rear cover. Offers are invited for the whole, or multiple/individual lots.

The Vendors and Selling Agents reserve the right to conclude a sale 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 the land do so at their own risk. Strictly no vehicles or dogs are to be taken onto the land. Please ensure that all field gates are safely secured due to grazing livestock.

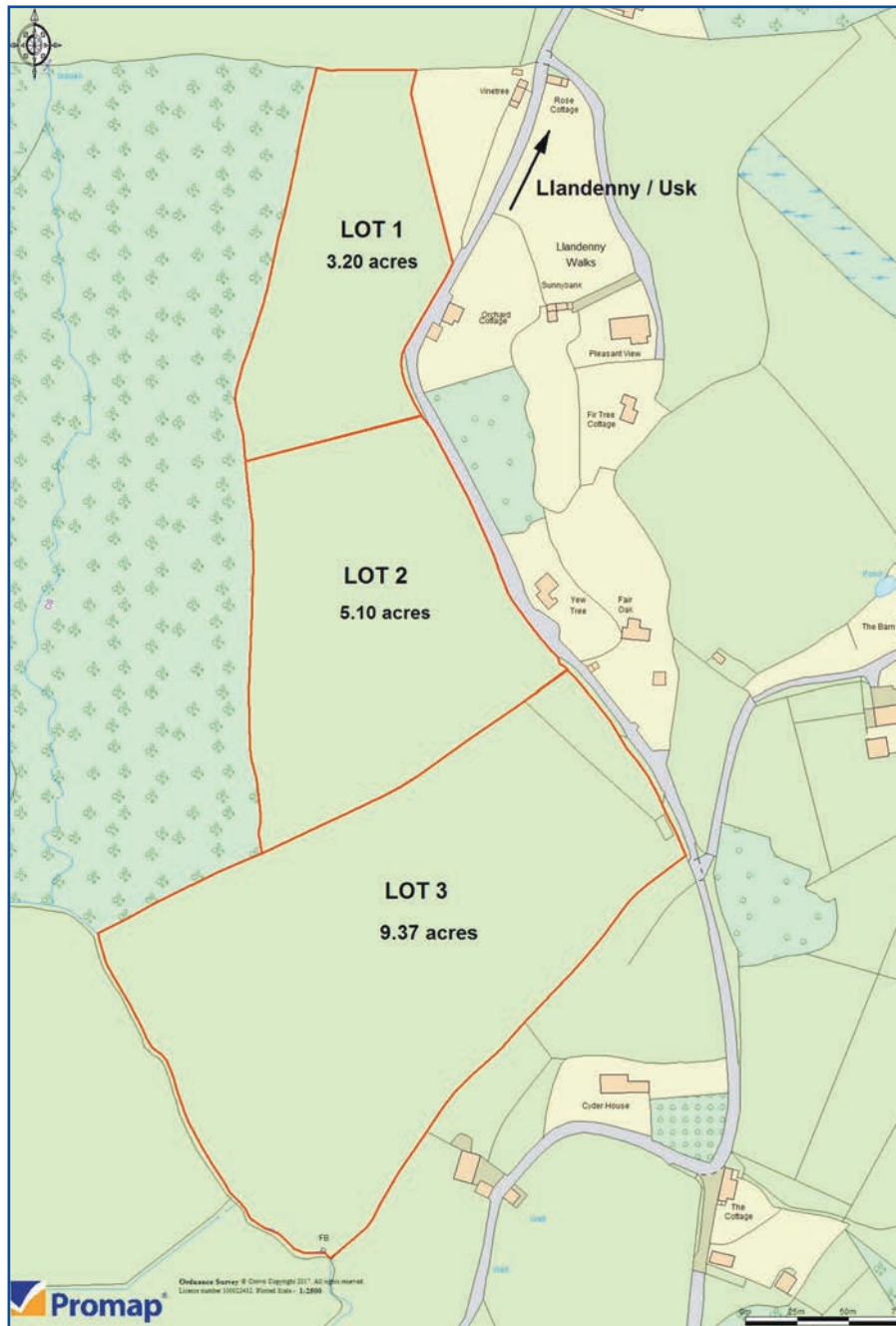
### Direction

From the hamlet of Llandenny proceed west and stay on this lane for approximately 1 mile (passing a turning for Cefn Tilla on your left as you travel up the hill from Llandenny) until arriving at Llandenny Walks Common on the left-hand side (red post box on corner of Common). Turn left at Common into Llandenny Walks Lane. The land is situated on the right after approximately 1/3 mile, after passing several cottages. For Sale Boards have been erected on the field gates.

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## Sale Plan



Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk) • [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

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