

Land Known as Pren-Y-Derwen Gwehelog, Usk Monmouthshire, NP15 1RJ

An easily accessible parcel of grassland with paddocks & grazing fields along with hard standing, and former stables/fodder store building, offering superb agricultural, equestrian & amenity appeal

- Good location • Road frontage & access from Old Usk/Raglan Road •
- Four field enclosures • Hard standing area • Former timber field shelter/stables •
- Extending in total to approximately 12.59 acres •



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Land known as Pren-Y-Derwen, Gwehelog, Usk, Monmouthshire, NP15 1RJ

An appealing parcel of permanent pasture grazing field with two compact paddocks and grazing fields, which forms a compact irregular shaped parcel of land situated in a tranquil area surrounded by deciduous woodland.

The land has direct access from the Old Raglan/Usk Road a short distance from the hamlet of Gwehelog and riverside town of Usk.

Gwehelog - 0.5 miles

Usk - 1.5 miles

Raglan - 4.0 miles

Newport – 11.5 miles

Location & Situation

The land is well located in the Usk Valley a short distance from the renowned river side town of Usk. The land enjoys a private position in a tranquil setting, with deciduous woodland bordering nearly all of the land.

Description

The land comprises a compact irregular shaped parcel of permanent pasture land which has a gently sloping roadside paddock, through to more steeply sloping pasture grazing fields with some more elevated level areas.

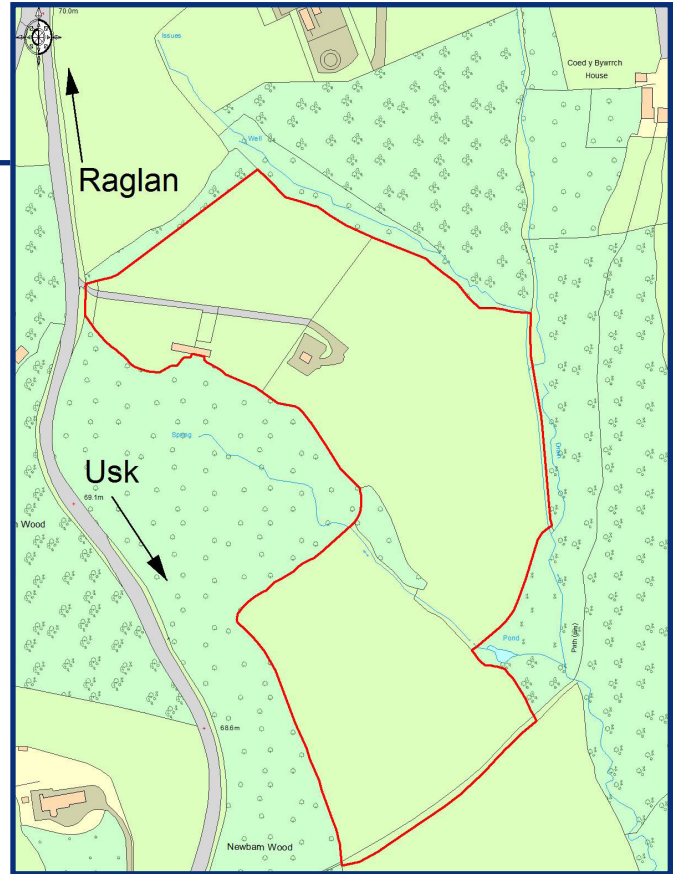
A stone access track runs through the first small paddock which provides good access to the top of the second and third fields. There is an area of hardstanding at the top of the central third field. There are several specimen oak trees amongst the grazing fields.

A small woodland copse of deciduous trees lies adjacent to the western boundary, along with small spring, which adds to the conservation and amenity appeal of the land.

In all the land extends to approximately 5.09 hectares (12.59 acres).

Services

Mains water is directly connected to the land. Interested parties are to make their own enquiries in respect of any mains water supply.



Wayleaves, Easements & Rights of Way

The land will be sold subject to, and with the benefit of, all existing wayleaves, easements and any public and private rights of way (if any), whether they are specifically referred to in these particulars or not. A public footpath is believed to cross over the land adjacent to the southern boundary.

Sale Method

The land is offered For Sale by Informal Tender. The Tender Form is available from the Agents office and website. The Tender Deadline is Midday Wednesday 5th July 2017. The Vendor reserves the right not to accept the highest, or any, of the tenders submitted.

Viewings

Viewings by appointment with the selling Agents. All parties viewing do so at their own risk.

Directions

From Usk proceed north on the Old Usk to Raglan Road (Monmouth Road). Pass Usk Castle Chase on your left and after a short distance the entrance to Pren-y-Derwen can be found on the right hand side.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 • www.powellsrural.co.uk

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