



Land known as Eight Oaks Llansoy, Raglan, Usk, Monmouthshire

A superb opportunity to acquire a valuable parcel of land with new steel framed building and grazing paddocks

- Excellent location • Road frontage with dual access •
- New superb four bay versatile building with yard area •
- Several prime grazing paddock enclosures • Extending in total to 4.88 acres •



Land known as Eight Oaks

Llansoy, Raglan, Usk, Monmouthshire (Nearest postcode NP15 1DU)

A very appealing and attractive parcel of land with the benefit of an excellent recently constructed four bay steel framed building along with several post and railed grazing paddocks.

Llansoy - 1 mile
Raglan - 5 miles
Usk - 6.5 miles
Chepstow - 7.7 miles

Location & Situation

The land is well located between the village of Llansoy and the B4293 between Llanishen and Devauden. The site enjoys an elevated position with frontage to the Llansoy Road. Access is directly from the Llansoy Road with a secondary access from the Ty Bach Farm lane.

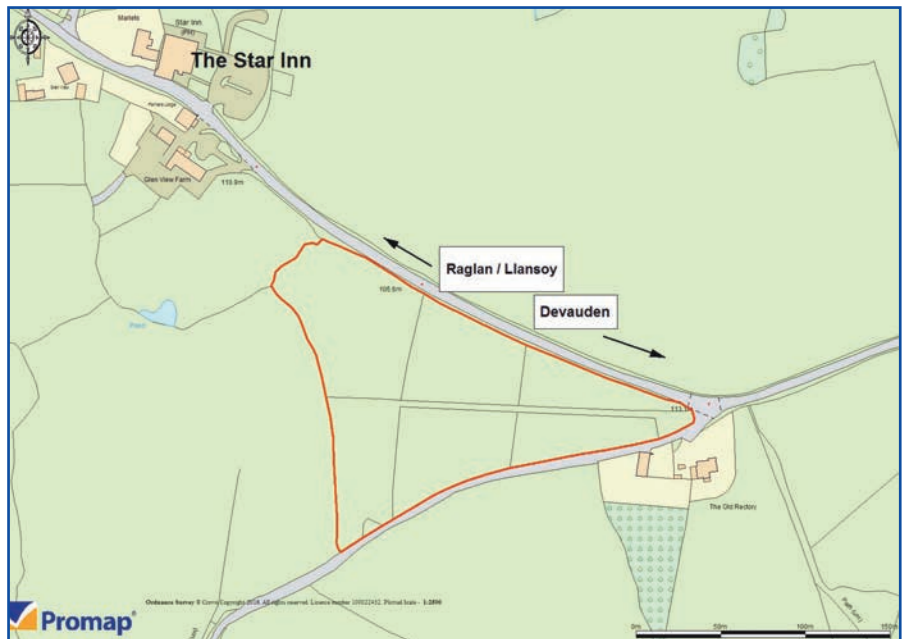
Description

The land comprises a compact parcel of land which is gently to mildly sloping. A new four bay, open fronted, steel framed building has recently been erected. The building has a corrugated fibre cement pitched roof with timber space board cladding to three elevations and concrete floor throughout. A useful hard surfaced yard has also been installed. The land is divided into three excellent grazing pasture enclosures.

The building and paddocks offer a scarce and valuable agricultural / equestrian site. Other potential commercial or recreation uses may potentially be permitted, subject to obtaining the necessary consents. In all the land extends to approximately 4.88 acres (1.97 hectares).

Services

The building and land is not directly connected to their own mains water supply, however the adjacent land is connected to a mains supply which is believed to run in the Llansoy Road. The Meter point is believed to be situated on the north-east corner of the land. Therefore it appears convenient for a new



mains water connection to be made. There is currently no electricity connected to the building. Any potential purchasers are advised to make their own enquiries in relation to the connection of this.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and both Public and Private rights of way, whether they are specifically referred to in these particulars or not.

It is presumed the neighbouring property owners have an easement agreement for the mains water stop tap situated on the subject land.

Sale Method

The land is offered for sale by Informal Tender. Tender Forms are available from the selling agent. The Tender Deadline will

be Midday on Thursday 7th July 2016. The Vendor and selling agent reserves the right to sell the land by any alternative sale method to conclude the sale process.

Viewings

Viewings are permitted by appointment only with the selling agents.

Directions

From Raglan proceed along the Chepstow Road towards the village of Llansoy. Pass through the village of Llansoy and continue until reaching The Star Inn Public House on the left hand side. The entrance to the land is situated on the right hand side, approximately 300 meters after passing The Star Inn. There is an entrance gate fronting onto the Llansoy lane, with a secondary double access gate from the Ty Bach Farm Lane opposite The Old Rectory. A for sale board has been erected.



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