

**A VALUABLE AREA OF
APPROXIMATELY 24.00 ACRES OF
PRODUCTIVE PASTURE LAND**

Situated at

**CHURCH FARM
LLANTRISANT
USK
GWENT
NP15 1LG**



FOR SALE BY PRIVATE TREATY

GUIDE PRICE - £130,000

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

Land at Church Farm is a substantial block of pasture land extending to approximately 24 acres nestled in a rural yet accessible location of Llantrisant in South West Monmouthshire.

The market town of Usk is some 3.4 miles distant and the cathedral city of Newport some 9.5 miles distant.

DESCRIPTION

Land at Church Farm extends to approximately 24 acres of permanent pasture land, and an area of woodland, range of building and temporary dwelling. (No planning easement for temporary dwellings). The property is accessed off a stone trackway leading off an unclassified council highway.

The land appears in good 'heart' and is located in a renowned stock rearing location.

The land is gently undulating, being completely ring fenced with Wentwood Forest to the eastern boundary and A449 to the western boundary.

There is ample shade and shelter for grazing livestock with a natural water supply running from the east to western boundary.

The lands' accessible location lends itself to a variety of amenity and leisure uses.

DIRECTIONS

From the market town of Usk proceed east along Maryport Street. Follow this road for approximately 2.8 miles passing Forge Garage on your right hand side. At the grass triangle turn right, signposted Llantrisant, follow this road for 1 mile and turn left signposted Church Farm. The entrance to the property will be found on your right hand side.

GRID REFERENCE NUMBER

ST 390957

TENURE

The property is freehold and offered with vacant possession upon completion.

OUTGOINGS

None disclosed.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

LOCAL AUTHORITY

Monmouthshire County Council, The Rhadyr, Usk, NP15 1GA Tel: 01633 644644

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) shown only contain parts of the property at the time they were taken. Any areas, measurements or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

SINGLE FARM ENTITLEMENT

No entitlements are attached to this property. The land is not included within any Environmental Scheme.

TOWN & COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution of Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor or specify them.

VENDORS SOLICITORS

Behr & Co Law Practice, Hollymount, 3 Market Square, Brynmawr, Ebbw Vale, NP23 4AJ

VIEWING

The land may be viewed at any reasonable time. The property is currently let and is being grazed with sheep. Please ensure all gates are left as found and due care and attention is taken when viewing fields which contain livestock.

AGENTS

RG & RB Williams, Windsor House, St Marys Street, Ross-on-Wye, Herefordshire
Tel: 01989 567233 www.rgandrwilliams.co.uk



PARTICULARS OF SALE

PRODUCTIVE PASTURE LAND WITHIN A RING FENCE

situated at

LLANTRISANT, USK



Extending to

APPROXIMATELY 24.00 ACRES

Land at Church Farm extends to approximately 24 acres of permanent pasture, benefiting from a natural water supply and ring fenced.

The property is accessed by a stone trackway leading to a temporary residence (static caravan). No planning has been obtained and would be the responsibility of the purchaser to seek planning consent if required.

The land has the benefit of a small range of buildings to include:

7 bay wooden pole range under a profile sheet roof.

3 bay steel portal frame covered yard under a profile sheet roof.

To be included with the sale of the property is a three berth caravan with kitchen, living room and bathroom.

No planning consent has been obtained for the caravan to be set within the location and as such is being incorporated with the sale as a fitting.

It is the responsibility of the purchaser to seek planning consent if required for a temporary residence.

The land is currently cropped in pasture and classified as Grade 4 on DEFRA Land Classification Map of England and Wales.



HM Land Registry
Official copy of
title plan

Title number CYM324961
Ordnance Survey map reference ST3995NW
Scale 1:2500
Administrative area Monmouthshire / Sir Fynwy

