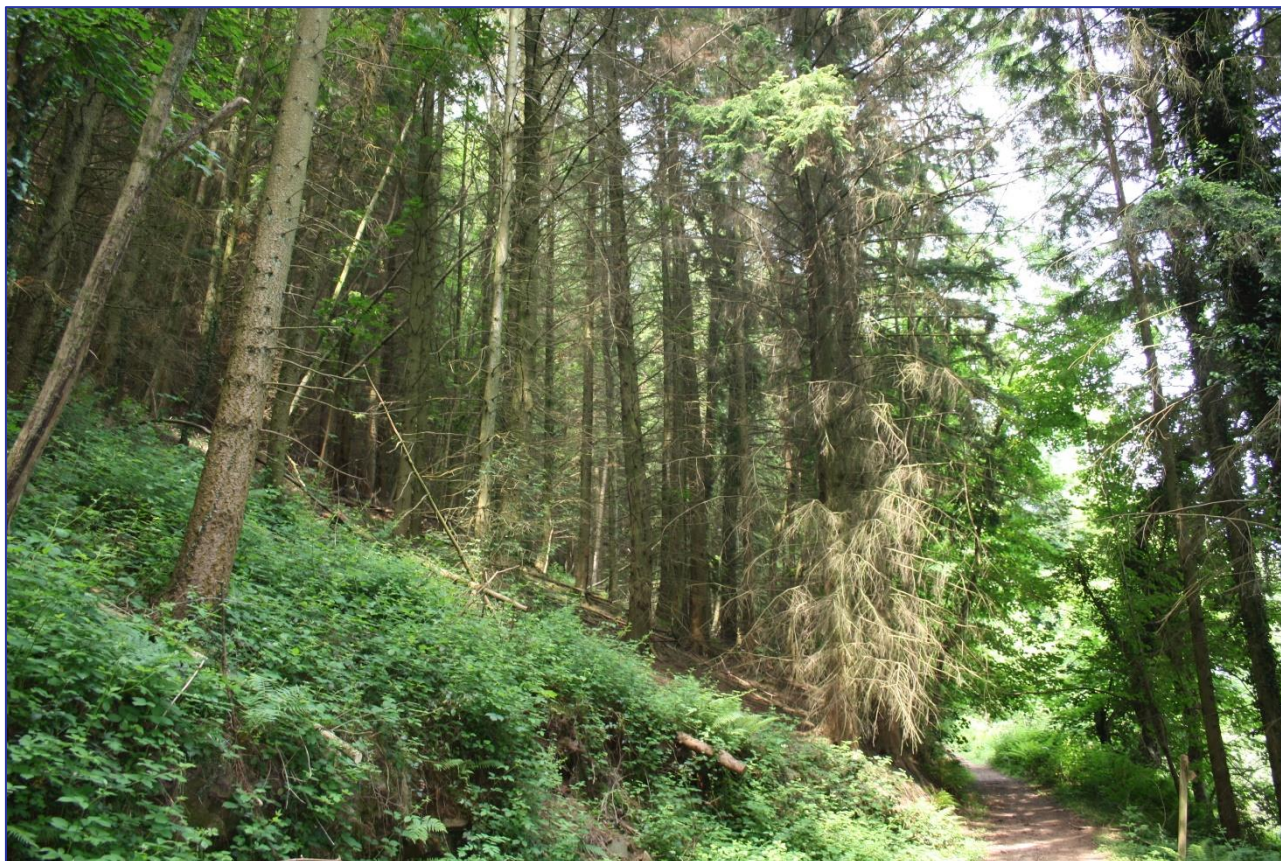


Craig Syddi Wood

Upper Heol-gerrig, Llanellen, Monmouthshire NP7 9LE

OIRO £150,000



A well-stocked mature conifer woodland situated in the beautiful Vale of Usk, on the outskirts of the village of Llanellen, planted with Douglas Fir, Western Hemlock, Sitka Spruce and Japanese Larch.

■ **70.67 ACRES WITH FORESTRY TRACK** ■

■ **BARN WITH PLANNING CONSENT AND 1.9 ACRES BY SEPARATE NEGOTIATION** ■

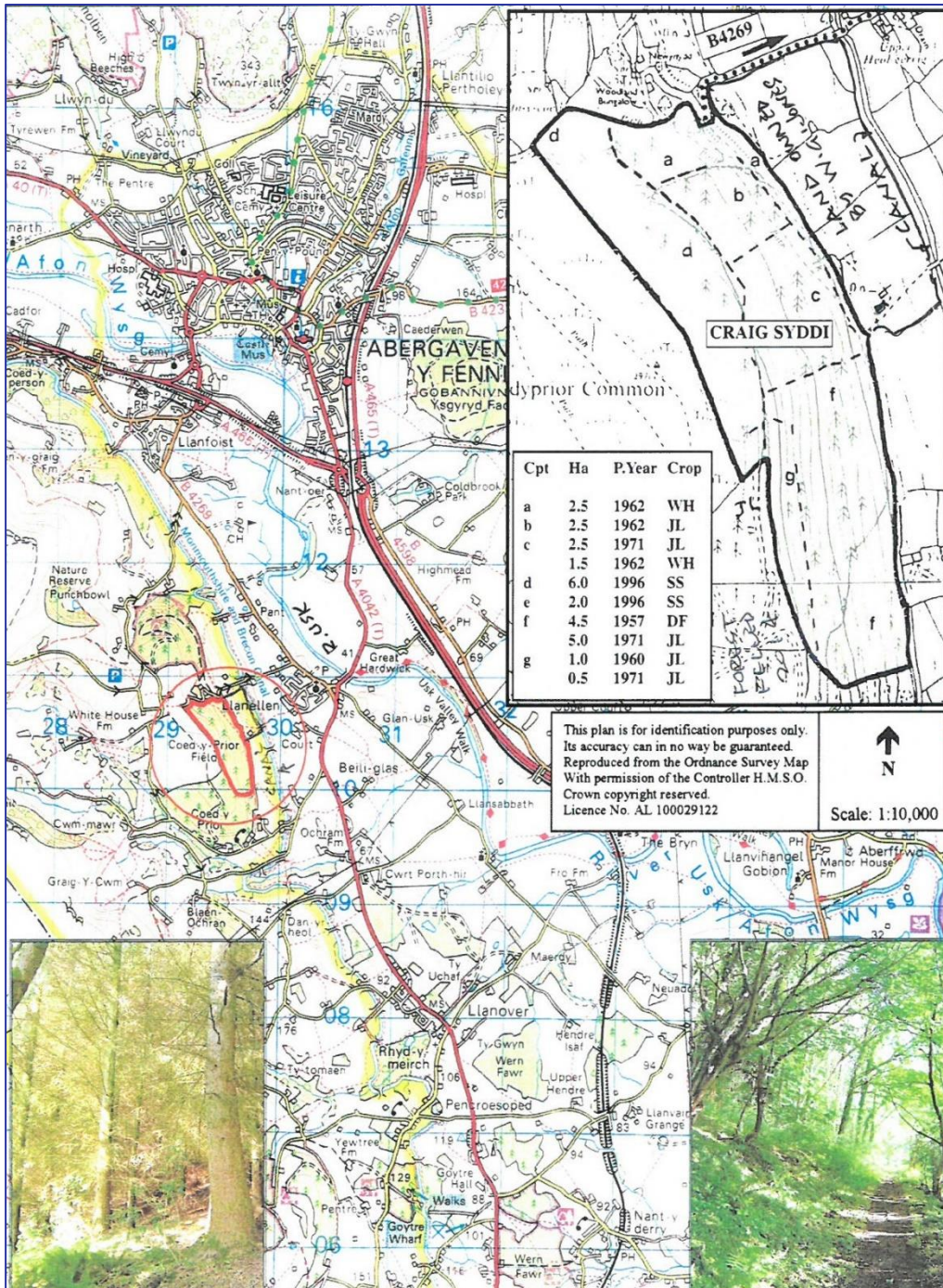
■ **PASTURE LAND OF APPROX. 22.2 ACRES AVAILABLE BY SEPARATE NEGOTIATION** ■

DESCRIPTION

The woodland has an easterly aspect and is sheltered from the prevailing wind. The mineral soil is derived from the old red sandstone and is ideal for growing most tree species.

The three main species: Douglas fir, Western Hemlock, Japanese larch have grown well and are ready to harvest. The sub compartment stocked in 1996 with Sitka spruce would benefit from cleaning.

WOODLAND PLAN



Branches at:

Abergavenny
01873 859331
Caldicot
01291 430331
Chepstow
01291 626775
Cwmbran
01633 868341
Monmouth
01600 712916
Newport
01633 221441

All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only.