



Land adjacent to Cae Dwmlyn Llansoy, Raglan Usk, Monmouthshire

An easily accessible parcel of grassland with roadside access and field shelter, offering superb agricultural equestrian and amenity appeal

- Good location • Road frontage & access from Pen-y-clawdd Lane •
- Two gently sloping field enclosures divided by post & rail fencing •
- Timber field shelter • Extending in total to 12.62 acres •



Land adjacent to Cae Dwmllyn

Llansoy, Raglan, Usk, Monmouthshire, NP15 1DA

An appealing parcel of grassland, which is divided into two field enclosures, and with potential to sub divide further if required. The land has good access and frontage to the Pen-y-clawdd lane, a short distance from the Llansoy/Raglan/Gwernsey crossroads known as The Crosshands.

Llansoy - 1.2 miles

Raglan - 3.0 miles

Usk - 5 miles

Monmouth - 8.5 miles

Location & Situation

The land is well located near to the village of Llansoy, a short distance along the Pen-y-clawdd Lane.

This is easily accessed from the Chepstow Road which connects Raglan to the B4293 Monmouth to Chepstow Road. Accessibility is excellent.

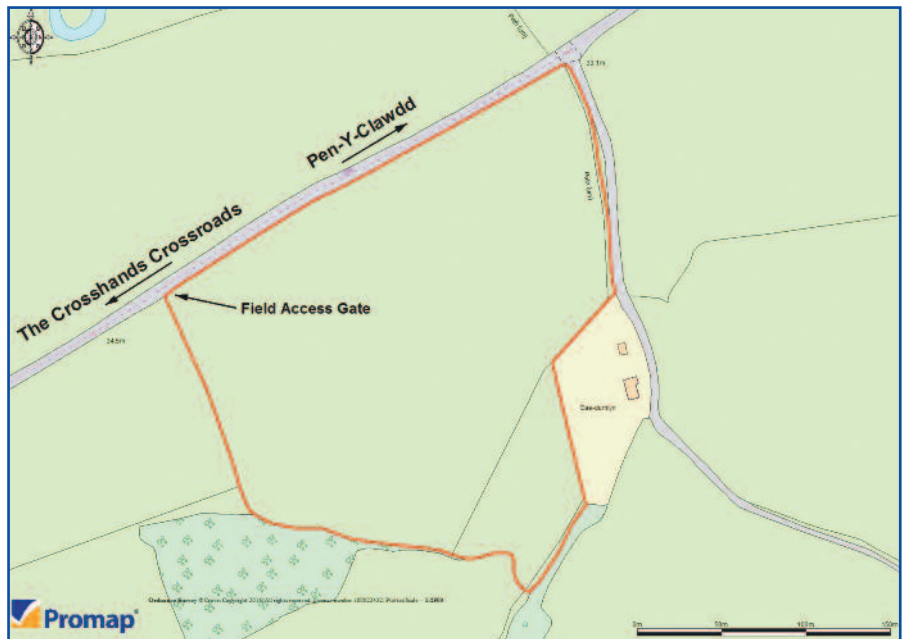
The land enjoys an elevated position with frontage and access is directly from the Pen-y-clawdd Lane. There are stunning views from the land to the north towards Abergavenny's Black Mountains.

Description

The land comprises a compact regular shaped parcel of grassland which is divided into two field enclosures with post and rail fencing.

There is potential for the land to be sub divided further into paddocks if required. The land can be utilised for grazing or for fodder, and has recently been cropped for silage.

The land is gently sloping with mature hedgerows/trees surrounding the main of the boundaries. A compact timber field shelter is situated at the top of land. The land extends in total to approximately 12.62 acres.



Services

Mains water is currently connected from Cae Dwmllyn House, however this supply will be terminated upon Completion. A temporary informal licence agreement to use water may be able to be negotiated. Purchasers are to make their own enquiries regarding an independent water connection.

Wayleaves, Easements & Rights of Way

The land will be sold subject to and with the benefit of all existing Wayleaves, Easements and both Public and Private Rights of Way, whether these are specifically referred to in these Particulars or not. A Public Footpath crosses the land.

The Property of Cae Dwmllyn will retain rights for a current soakaway over an area of the land.

Sale Method

The land is offered For Sale by Private Treaty. The vendors and selling agents reserve the right to sell the land by any alternative sale method, such as Auction or Tender, to conclude the sale process.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these Particulars.

Directions

From Raglan proceed along the Chepstow Road towards the village of Llansoy. At the Crosshands Crossroads turn left sign posted Pen-y-clawdd 3 miles. The land can be located a short distance on the right hand side. A For Sale board has been erected.



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