



## Land at Llangwm The Dyffryn Lane Usk, Monmouthshire

An opportunity to acquire pasture land requiring agricultural improvement contained within two ring fenced parcels either side of The Dyffryn Lane

- Good location & situation • Frontage & access via Dyffryn Lane • Available as a whole •
- Gently sloping pasture field enclosures • Natural water supply from Dyffryn Brook •
- Extending in total to approximately 67 acres •



# Land at Llangwm

Dyffryn Lane, Llangwm, Usk, Monmouthshire (Nearest postcode NP15 1HJ)

An opportunity to acquire a good block of grazing pasture and fodder grassland, which is in need of agricultural improvement. The land is divided by The Dyffryn Lane, which has good frontage to the land, and three existing access gateways.

Llangwm - 1.2 miles

Usk - 5 miles

Chepstow - 8 miles

## Location & Situation

The land is well located in central Monmouthshire between the towns of Usk & Chepstow. The land is situated along a council lane referred to as 'The Dyffryn', a short distance from the attractive hamlet known as Llangwm. The land forms two separate parcels, either side of The Dyffryn Lane.

## Description

The land comprises of primarily grazing pasture and fodder grassland, with two parcels of deciduous woodland. The land has not been grazed or mown in recent years, and requires some agricultural improvement. This offers an excellent opportunity for agricultural investors. The two parcels of land, which lay either side of The Dyffryn Lane have good frontage to the council highway and independent access. The access points are marked with an X on the Sale Plan.

The land is generally gently sloping and enclosed with hedgerow boundaries. Most of the land enjoys a southerly aspect. In all the land extends to approximately 67.17 acres (27.18 hectares).

## Services

There are no mains services connected to the land that the selling agents have been made aware of. The land west of The Dyffryn Lane, adjoins Dyffryn Brook, which provides a potential natural water supply.

## Wayleaves, Easements & Rights of Way

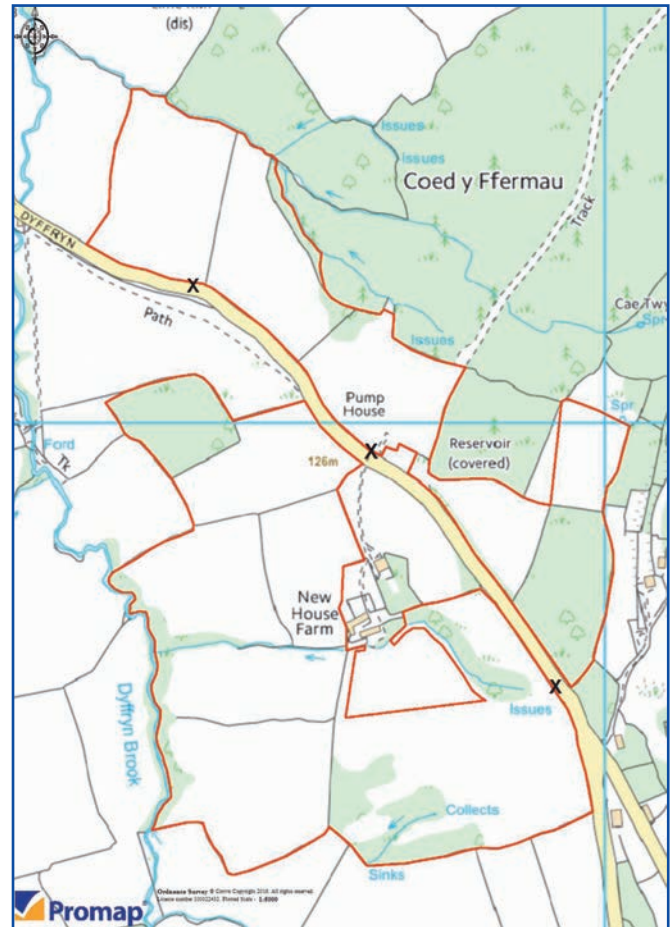
The property will be sold subject to and with the benefit of all existing Wayleaves, Easements and any Public or Private rights of Way, or Title Reservations, whether they are specifically referred to in these particulars or not. Welsh Water have a right to access across the concrete standing at the entrance to the Water Reservoir situated on the north-east side of The Dyffryn Lane.

## Sale Method

The land is offered for sale by Private Treaty as a whole. The vendors, and selling agents, reserve the right to sell the land by any alternative sale method to conclude the sale process.

## Viewings

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



## Directions

From Usk town proceed on the A472 towards the A449 Newport / A40 Monmouth road connections. After approximately 1 mile, prior to reaching the A449, take the road on the left (B4235) signposted 'Chepstow 14 miles'. Proceed along the B4235 until reaching the village of Llangwm. Pass through the village, passing the Village Hall on the left. A short distance after leaving the village (after a section of post & rail fencing) take a left turn (adjacent to a stone barn) into a council lane, which is The Dyffryn Lane. Proceed for approximately 1 mile and the land will be found on the left and the right. For Sale Boards have been erected on the field gateways shown on the Sale Plan.



Singleton Court Business Park, Monmouth, NP25 5JA  
Telephone: 01600 714140 [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2016.