



## Land at Penycaemawr Near Usk Monmouthshire

An attractive parcel of amenity land with oak woodland plantation benefiting from direct access & frontage to the Penycaemawr Lane



- Attractive parcel of amenity land / woodland •
- Accessible yet private position adjacent to Wentwood Forest •
- Direct access from highway • 2.14 Acres (0.87 Hectares) •



# Land at Penyaemawr

Near Usk, Monmouthshire, (Nearest Postcode NP15 1LX)

An attractive parcel of amenity land primarily comprising of young oak woodland with some mature trees and open glades set in a beautiful private position adjacent to Wentwood Forest.

- Private & peaceful yet accessible location
- Attractive parcel of land with direct access from Penyaemawr Lane
- Potential for wide range of amenity uses (subject to planning)
- Of interest to Amenity or Conservation purchasers

## Location & Situation

The land is well located in an accessible position in the heart of the Monmouthshire countryside near to the attractive market towns of Usk and Chepstow. The land enjoys a private and peaceful position adjacent to the Penyaemawr Lane and is surrounded by the stunning Wentwood Forest which provides for a number of recreational activities such as walking, cycling and riding.

## Description

The land forms a compact regular shaped parcel of land which is gently sloping towards the Penyaemawr Lane. The land mainly comprises of an area of young oak woodland plantation, which is now well established, but also benefits from a number of open woodland glade areas.

There are also several mature trees around the boundaries of the land, including a grand Scots pine tree close to the entrance to the land. The land backs directly onto Wentwood Forest and is not overlooked by any immediate neighbours. A recently installed timber field gate provides direct access to the land from the highway. In all the land extends to approximately 0.87 hectares (2.14 acres).

## Services

There are no main services directly connected to the land. It is for any purchaser to investigate and satisfy themselves to whether any connection to services is possible if they so require. Several natural springs do run nearby.

## Wayleaves, Easements & Rights of Way

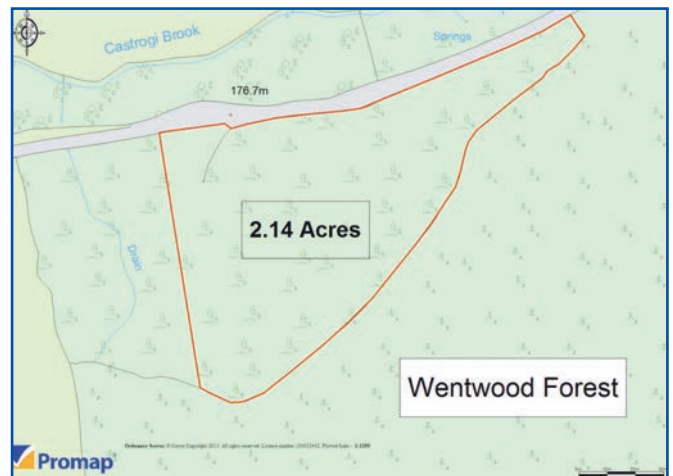
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, both public and private, whether they are specifically referred to in these particulars or not. The vendors do not believe that there are any private or public rights of way affecting this parcel of land, but it is for any prospective purchasers to satisfy themselves on this.

## Sale Method

The land is offered for sale by Private Treaty. The Agents reserve the right to sell the land by Tender or Auction at a later stage to conclude the sale process.



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## Planning

There are no planning permissions which benefit the land and it is for any prospective purchaser to undertake their own planning enquiries for any activities they propose, if planning permission is required.

## Viewings

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

## Directions

Proceed out of Usk on Maryport Street passing Usk Cricket Club on the right hand side. Continue on this road passing underneath the A449 and the Greyhound Inn on the right. The road proceeds up the hill. After passing through woodland on either side there is a tight left hand bend at the top of the hill.

After this bend there is a junction immediately to the left (do not take this - sat navs may direct this way but please ignore). A short distance after this turning there is a left turn signposted "Shirenewton 5 1/2 miles". This junction is approximately 4.5 miles from Usk Cricket Club. Take this left turn and proceed along this lane for approximately 1 mile and the land can be found on the right hand side. A For Sale board has been erected at the field gate entrance.

Please note that the nearest Postcode - NP15 1LX takes you to the Penyaemawr lane north of the settlement via Google/Sat Nav. The land is situated along the Penyaemawr to Gaerllwyd Lane - follow directions above.



## 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 May 2015.