



The Patch

Elms Road
Raglan
Monmouthshire

An attractive paddock & amenity land with direct access and frontage to Elms Road

- Compact paddock • Former orchard and apiary •
- Direct road access • Small garden area & timber storage shed •
- Approximately 1.15 Acres (0.47 Hectares) •



The Patch

Elms Road, Raglan, Near Usk, Monmouthshire (Nearest Postcode NP15 2EX)

An attractive and compact paddock with former orchard trees and enclosed area of garden situated in a very convenient position close to the village of Raglan and with frontage to Elms Road.

Raglan – 1.0 mile
Monmouth – 4.5 miles
Usk – 7.0 miles

- excellent accessible location close to Raglan
- direct roadside access from Elms Road
- mainly level paddock / amenity land
- small garden area with tree / shrub plantings and timber storage shed

Location & Situation

The land is situated adjacent to the east of Elms Road, only a short distance from Raglan village. There are a number of existing residential properties situated opposite and adjacent to the land.

Description

The land comprises a compact parcel of land forming a good grazing paddock, along with a small enclosed garden area. The land has formerly been an orchard and used as an apiary site. A small timber storage shed is situated within the garden area which comprises of tree and shrub plantings which have been well maintained.

The existing white storage building situated on the land is not included within the sale. This will be removed on the completion of any sale, or may be available to purchase separately. The land is enclosed with post and wire fencing to the roadside and mature hedgerows to the other boundaries, so is well screened.

There are two gated accesses to the land from Elms Road. We are informed there are no restrictions on either access being used. In total the land extends to approximately 0.47 Hectares (1.15 Acres).

Services

We are advised that mains water and electricity were formerly connected to the land. It is anticipated that these services would be easily accessible if required, given the position of the land to adjacent dwellings. Any interested party is to make and rely on their own enquiries regarding the connection of any services they require.

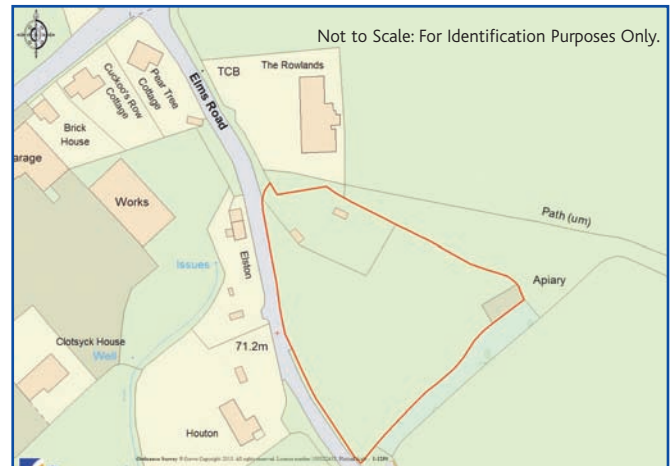
Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and/or private rights of way, whether they are specifically referred to in these particulars or not.

An electricity distribution line crosses the land with several H poles being situated on the land. It is assumed that the necessary wayleave for this is in place.



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Development Clawback

A development clawback will be included in the sale contract for any residential planning consent(s) that may be achieved on the land. 30% of the uplift in value from any residential consent(s) will be required to be payable to the vendor. The development clawback will run for a period of 21 years from the date of completion.

Sale Method

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

Viewings

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

Directions

From Raglan Village High Street proceed to Raglan Roundabout and take the fourth exit (A40 Monmouth/A449 Newport). Pass Raglan Castle on your left and then take the next slip road on the left signposted 'Mitchel Troy'. At the give way junction continue straight on passing the John Deere dealership on your right. Take the next turning on the right, which is Elms Road (signposted Kingcoed 2 miles). The land is a short distance along Elms Road on the left hand side.



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 2013.