



Land at Llangwm Usk, Monmouthshire, NP15 1EH

A superb opportunity to acquire an excellent compartment of productive agricultural land in a very accessible location offering excellent agricultural, equestrian and rural enterprise appeal.

- Excellent location within the settlement of Llangwm •
 - Rectangular parcel of productive land •
 - Roadside frontage in an accessible location •
- Of interest to agricultural, equestrian and rural enterprise purchasers •
 - Extending to 7.41 acres (3 hectares) •



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Land at Llangwm

Usk, Monmouthshire, NP15 1EH

Land at Llangwm offers an extremely versatile and accessible ringfenced parcel of agricultural land within the settlement of Llangwm with excellent accessibility.

Devauden - 3.6 miles

Usk - 5.3 miles

Raglan - 5.5 miles

Chepstow - 9.1 miles

Monmouth - 13 miles

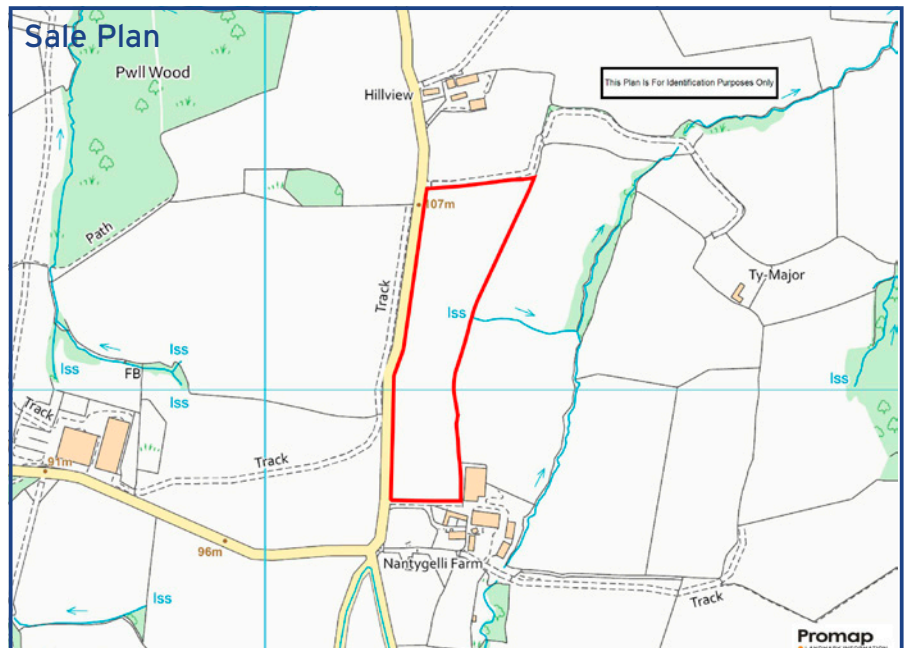
Location & Situation

Land at Llangwm is positioned in open countryside in an elevated position on the eastern edge of the village of Llangwm. It is very accessible directly positioned on the eastern side of the public highway known as Church Lane that connects directly to the village of Llansoy 1.7 miles to the north and Gaer Fawr 1.3 miles to the south and with excellent accessibility to the main road networks at Chepstow.

Description

Land at Llangwm is accessed direct from the eastern side of Church Lane via an open gateway. The property comprises an extensive level rectangular compartment of versatile arable land which is currently planted with maize. The land benefits from road frontage and features hedges and fenced boundaries. The land offers an excellent versatile and productive ringfenced regular shaped parcel for anyone with agricultural, equestrian or rural enterprise interests in a very accessible location.

In all Land at Llangwm extends in total to approximately 7.41 acres (3 hectares).



Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. It is up to any purchaser to make and rely upon their own enquiries in respect to this.

Tenancy

The land is currently occupied.

Services

There are no services directly connected to the property but are adjacent. It is up to any purchaser to make and rely upon their own enquiries in respect to this.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the property by any other alternative sale method to conclude the sale.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From the centre of Usk, proceed on the A472 travelling east for 1.2 miles. Turn left onto the B4235 signposted Chepstow. Continue on the B4235 Chepstow Road for 2.7 miles. Then take the left-hand turn in the direction of Wolvesnewton, Llansoy, Cobblers Plain. Continue for one mile then take the left turn onto Church Lane, signposted Llansoy. Continue for 0.31 miles and the entrance to the field will be on your left-hand side.



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Important Notice

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