



## **FOR SALE BY PRIVATE TREATY LAND AT LLANDENNY, USK, MONMOUTHSHIRE**

Approximately 15.10 acres of versatile agricultural land located on the outskirts of the sought after village of Llandenny.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

**The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH**

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# LAND AT LLANDENNY, USK, MONMOUTHSHIRE

## DESCRIPTION

Situated on the outskirts of the village of Llandenny, an exciting opportunity to acquire a parcel of prime agricultural land with unspoilt countryside views.

The land extends to approximately 15.10 acres of productive and versatile pasture land which has historically been used for mowing and cropping purposes. Enclosed by a mixture of stock netting and mature hedgerows, the land is easily accessible with roadside frontage.

The land is located midway between the rural village of Raglan (2 miles) and historic town of Usk (3 miles).

## METHOD OF SALE

For Sale by Private Treaty.

## TENURE

Freehold with vacant possession upon completion.

## BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

## SERVICES

There are no mains services connected to the land. Prospective purchasers will need to make their own enquiries with regard to establishing a new water connection which will be required on completion.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## PLANS, AREAS & SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

## HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the land and accordingly, all individuals do so at their own risk.

## LOCAL PLANNING AUTHORITY

Monmouthshire County Council  
County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA  
Tel: 01633 644880

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## MONEY LAUNDERING

We are required by law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

## VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

## SOLE SELLING AGENT

Williams Associates Chartered Surveyors  
The Old School, The Bryn, Penpergwm,  
Abergavenny, Monmouthshire, NP7 9AH  
Tel: 01873 840726  
Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)  
Contact: Stephen Williams, Eifion Morgan or Sally Bigley

## NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.



