



FOR SALE BY PRIVATE TREATY

LAND FORMERLY PART OF BERLLANDERI, RAGLAN, USK, NP15 2HR

Approximately 81.21 acres of highly productive agricultural land with excellent roadside frontage enjoying a convenient location between Usk and Raglan.

Available as a whole: Approx 81.21 acres

Or in two separate Lots: Lot 1: Approx 72.02 acres Lot 2: Approx 9.19 acres

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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web: www.williamsassociates.org.uk



LAND FORMERLY PART OF BERLLANDERI, RAGLAN, USK

DESCRIPTION

Situated approximately 1.5 miles from the village of Raglan and adjacent to the Usk Road, an exciting opportunity to acquire prime agricultural land with unspoilt countryside views. In total the land extends to approximately 81.21 acres and comprises four, mainly flat or gently sloping fields together with an area of hard standing at the roadside.

The highly productive and versatile agricultural land which has historically been used for mowing and cropping purposes was reseeded in the Autumn of 2025. Enclosed by a stockproof fence around the perimeter with well established trimmed hedges around the boundary and internally.

The land is available as a whole extending to approximately 81.21 acres or in two separate lots: Lot 1: 72.02 acres (edged red) and Lot 2: 9.19 acres (edged blue).

The land is located midway between the rural village of Raglan (1.5 miles) and the historic town of Usk (4 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

Mains water is connected to Lot 1, which is shared with Berllanderi Farmhouse and Meadow View. We understand the meter is located near Broome House.

MOWING GRASS

The Vendor reserves the right to take a single cut of grass from the land prior to completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a right of way across the hard standing at the roadside (entrance of Lot 1) in favour of the owner of Berllanderi House. 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 AND 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



Lot 1: comet.dragonfly.scoop

Lot 2: cucumber.trouble.withdraws

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

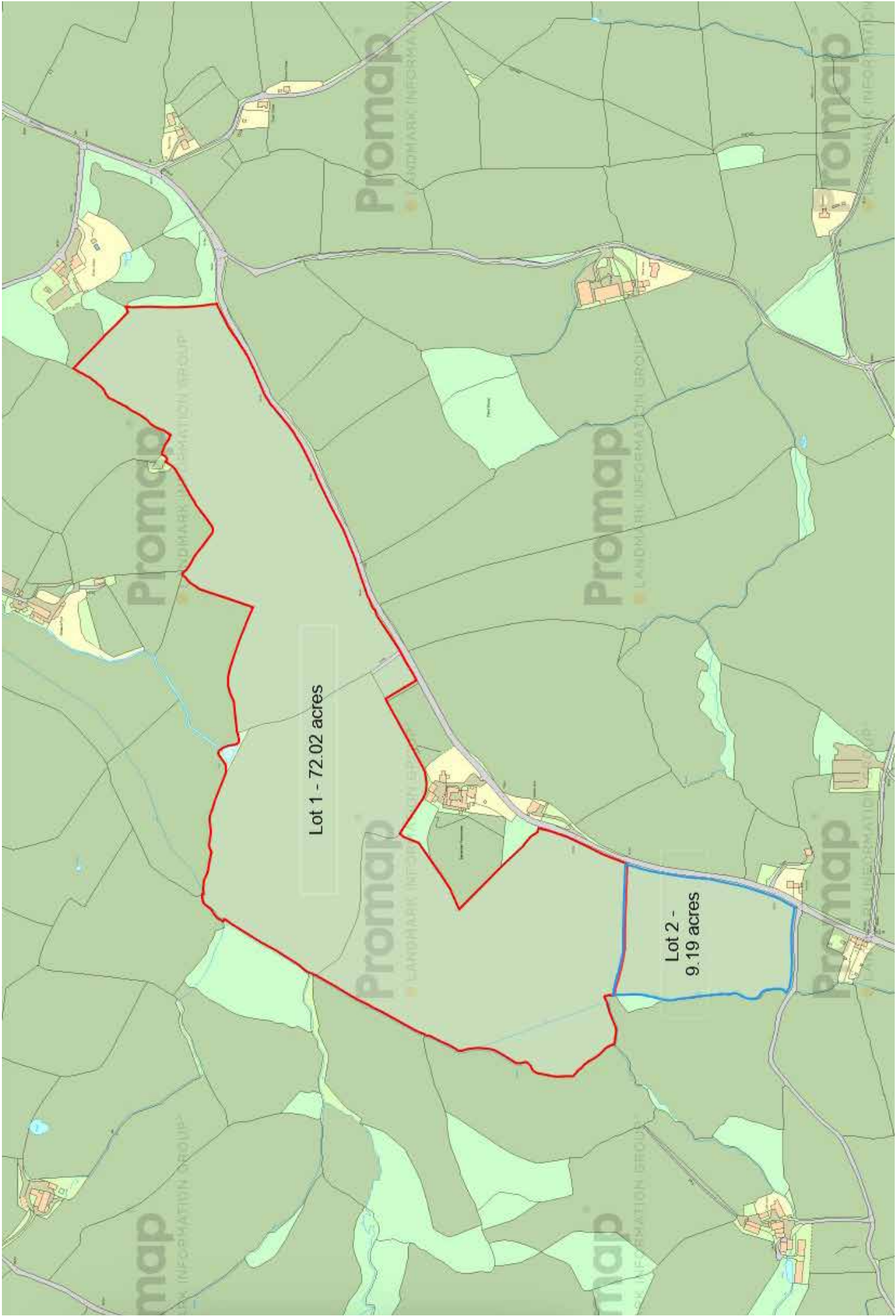
Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing.

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
Contact: Stephen Williams 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, not 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.



Lot 1 - 72.02 acres

Lot 2 -
9.19 acres