



**FOR SALE BY PRIVATE
TREATY**

- Approximately 6.05 acres (2.45 hectares) of Pastureland
- Detached Traditional Stone Barn and Steel Portal Frame Building
- Roadside Frontage
- Suitable for a Range of Uses Including Agricultural, Equestrian and Amenity Subject to Planning (STP)

**Land off Maryport Street
Usk, NP15 1AF**

Offers in Excess of £120,000

An attractive block of level pastureland with detached traditional stone barn, steel portal frame building and roadside frontage located on the edge of the market town of Usk.

GENERAL REMARKS

An attractive single parcel of permanent pastureland extending in total to approximately 6.05 acres (2.45 ha). The land is classified as predominantly Grade 3a being good quality agricultural land with freely draining loamy soils. The land benefits from a detached traditional stone barn (approx. 65m²) within an enclosed yard with gated access to the pastureland. There is also a steel portal frame building (approx. 74m²) which houses a bore hole water system. The land benefits from roadside access and is considered stockproof being bound by mature hedgerows with intermittent trees.

SITUATION

The land is situated on the edge of the market town of Usk in the County of Monmouthshire. The land benefits from reasonable transport links being situated approximately 1.8 miles from the A449 which provides convenient access to the A40 (7.3 miles) and Junction 24 of the M4 Motorway network (9.7 miles).

DIRECTIONS

From Usk town square, head southwest on the A472 and turn left onto Maryport Street. Proceed towards Llanllywel and Llantrisant for approximately 0.4 miles, where the land is located on the left. When using the Mobile Application – What Three Words: ///steady.duke.throw

SERVICES

The land benefits from a private water supply and mains electricity connected to the land. There are no other mains service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections in the local vicinity.

TENURE

Freehold with vacant possession upon completion.

UPLIFT

The land is sold subject to an uplift clause of 25% for a 30-year period should planning permission be obtained for residential development.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

DESIGNATIONS

The land is located within the Open Countryside, Mineral Safeguarding Area, Area of Archaeological Sensitivity and TAN15 Development & Flood Risk Zone C2 designations.

Purchasers are advised to make their own enquiries as to any additional designations which exist on the land.

ACCESS

We understand that the land will be sold subject to an unrestricted right of access through the adjoining land along the southwestern boundary off Maryport Street.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it. There are electricity lines which cross the holding, and we understand that there is a wayleave in place to reflect the apparatus being in situ.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesies shown to the occupiers.

Please contact David James' Magor Office to inform them that you are viewing the land. Please telephone 01633 880220.

GUIDE PRICE

Offers in Excess of £120,000.

LOCAL AUTHORITY

Monmouthshire County Council 01633 644644.

Ref: P&G 427

Date: September 2024



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.