



FOR SALE BY PRIVATE TREATY

- Approximately 39.70 acres (16.07 ha) of permanent pastureland with modern agricultural outbuildings
- Roadside access and natural water supply
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning
- Available as a whole

Land & Buildings Adjoining Bittia Farm Llanbadoc, Usk, NP15 IPS

As a Whole – Offers in Excess of £400,000

An attractive block of permanent pastureland extending in total to approximately 39.70 acres (16.07 ha) including modern agricultural outbuildings, benefitting from gated roadside access and natural water supply.

DESCRIPTION

An attractive ring-fenced block of permanent pastureland, complemented by modern outbuildings, extending in total to approximately 39.70 acres (16.07 ha). The land is classified predominantly as Grade 3a, and is generally level to gently sloping, with the majority well-suited to mowing for hay/silage and grazing of livestock.

The land is arranged into four well-proportioned enclosures with internal access between and features a natural stream running through to provide a water source for livestock. The land also enjoys three separate access points from Caerderri Road and is bound by stock netting and mature hedgerows.

The modern outbuildings include:

- A two-bay Dutch barn with two-bay steel portal frame extension with earth floor and adjoining four-bay steel-portal frame lean to with concrete floor, enclosed to three sides with a combination of blockwork wall and corrugated sheeting,
- A five-bay steel portal frame shed with earth floor, Yorkshire board clad to three sides, steel doors to each end and stock overhang to one side.

The Purchaser will be required to construct a stock proof fence between points A and B on the plan within 3-months of completion and will be responsible to maintain this thereafter.

SITUATION

The land is located between Coedyfaen (2.1 miles) and Llanbadoc (1.5 miles), southwest of the market town of Usk (2.3 miles), within the County of Monmouthshire. The land benefits from good communication links with gated access directly onto Caerderri Road, with convenient access to the A472 (1.5 miles), A449 at Usk (3.6 miles), and Junction 24 of the M4 Motorway (11.5 miles).

SERVICES

There is a stream which crosses the land which provides a natural water supply for livestock to all enclosures. There are no mains service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers with regards to any new connections.

SUSTAINABLE FARMING SCHEME

The land is registered with the Welsh Government on the Rural Land Register with a claim under the Sustainable Farming Scheme (SFS) having been submitted as of May 2026. The land is not in any Agri/Environmental Schemes.

TENURE

The land is available freehold with vacant possession upon completion. Part of the land (27.29 acres) will be subject to a Mowing Licence this season whereby a crop of hay/silage will be taken before 31st July 2026.

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.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it.

There are electricity poles situated on the land which we assume are subject to a wayleave agreement with National Grid Electricity Distribution. There is also a water supply pipe which crosses below the land serving Glan-Y-Nant Cottage, who also benefit from a right of access over the land for the purposes of maintaining their cess pit. There is an additional right of access over the driveway in favour of the neighbouring property, Bittia Farm. There are several footpaths which cross the land.

DIRECTIONS

From Usk, head south-west over Usk Bridge and turn left onto Woodside. Continue to Llanbadoc, turning right in the village onto Oak Ridge and Caerderri, continuing for 1.4 miles, keeping left at the fork in the road, where the entrance to the driveway is on the left and the buildings can be found at the end of the lane on the right-hand side.

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VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesy shown to the owner/occupier. All interested parties should contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880 220. We kindly ask that interested parties do not take vehicles onto the land.

GUIDE PRICE

As a Whole – Offers in Excess of £400,000.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

Ref: 8050

Date: June 2026]



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.