



Land at The Cayo Farm

Llandenny, Usk, NP15 1DP



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FOR SALE BY PRIVATE TREATY

- Approx. 115.85 acres (46.86 ha) of ring-fenced pastureland with gently undulating topography.
- Located in the Usk Valley
- Rural Location with extensive views towards Llandenny village
- Direct roadside access with good vehicular access
- Mains water connection to the land
- Adjacent Barns with planning permission available via separate negotiation
- Excellent transport links
- Suitable for a range of uses including agricultural, equestrian or amenity (Subject to Planning)

Sold as a Whole

**Offers in the region of
£1,050,000**

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DESCRIPTION

An impressive and versatile block of agricultural land extending to approximately 115.85 acres (46.88 hectares), forming a valuable holding within the highly regarded Usk Valley. The land is predominantly laid to productive pasture and is considered suitable for livestock grazing, mowing and general agricultural purposes, whilst also presenting opportunities for environmental stewardship, biodiversity enhancement and natural capital initiatives, subject to any necessary consents.

The land is arranged into 9 well-defined enclosures with established hedgerow boundaries and scattered mature trees, contributing to both shelter and the overall amenity appeal of the holding. The property enjoys an attractive rural outlook across the surrounding Monmouthshire countryside and is offered as a whole, providing an efficient and manageable block for agricultural or investment purchasers alike. The land benefits from approx. 1.122 acres 0.454 ha of woodland.

SITUATION

The land occupies an attractive rural position within the picturesque Usk Valley, an area well regarded for its agricultural productivity and scenic countryside. The historic market town of Usk lies within convenient travelling distance (6 miles), offering a range of day-to-day amenities including independent retailers, public houses, schooling and recreational facilities.

The property is well placed for access to the wider regional centres of Abergavenny (12 miles), Monmouth (10 miles) and Newport (18 miles), all of which provide a more comprehensive range of services. The area benefits from excellent transport connections via the A40 and A449, providing straightforward commuting routes to Cardiff (29 miles), Bristol (30 miles), the Severn Bridge crossings and to the Midlands.

DIRECTION

From the A472 at Usk (NP15 1EN), proceed north-east along the A472 for a short distance before turning left onto the B4235. Continue on the B4235 for approximately 1 mile, then turn left onto a minor country lane and follow this road for around 1.6 miles. Turn right into the village of Llandenny and continue for about 0.5 miles, then take the next left and proceed for a further 0.5 miles. Finally, turn left and the land is located on the left.

The land is located at: What3Words location ///indicates.devours.brilliant

SERVICES

The land benefits from a mains water supply. Prospective purchasers are advised to rely on their own enquiries with regard to the connection and availability of any additional services.

TENURE

The property is offered Freehold with Vacant Possession available upon completion.

EASEMENTS, WAYLEAVES & PUBLIC RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. A public footpath (Ref: 377/5/1) is located within the property boundary and runs along the private driveway.

The sporting and mineral rights are included within the sale insofar as they are owned, subject to any existing rights, reservations or exceptions.

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.

ACCESS

The land is accessed directly from an adopted highway maintained at the local authority's expense. The access is considered suitable for agricultural machinery, livestock movement and general vehicular use.

The vendors will retain ownership of the access tracks; however, the tracks labelled A-B and C-D will benefit from a full and unrestricted right of way at all times and for all purposes. Maintenance of these accessways will be apportioned on a fair and reasonable basis relative to usage.

LOCAL AUTHORITY

Monmouthshire County Council Tel: 01633 644644

LOTING & 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.

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 first contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880220.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government for the Basic Payment Scheme (BPS). The land is not in any Agri/Environmental Schemes.

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GUIDE PRICE

Offers in the region of **£1,050,000 (One Million and Fifty Thousand Pounds)**.

ADJACENT BARNs AVAILABLE VIA SEPARATE NEGOTIATION

An excellent development opportunity featuring former agricultural buildings, with planning permission for conversion into 5 residential dwellings together with associated outbuildings including carport, garage, office and garden storage, is available by separate negotiation. Please ask the agent for more details.

FIELD SCHEDULE

Plan No.	Field No.	Acres	Hectares
1	SO 4104 0399	20.30	8.22
2	SO 4104 1376	9.31	3.77
3	SO 4104 2565	9.90	3.99
4	SO 4104 0145	9.68	3.92
5	SO 4104 1937	19.16	7.75
6	SO 4004 8929	14.26	5.77
7	SO 4104 1208	20.19	8.17
8	SO 4104 3310	3.80	1.54
9	SO 4004 9559	9.23	3.73
Total:		115.85	46.88

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.



