



Land at Llangwm

Usk, Monmouthshire, NP15 1EH

A superb opportunity to acquire an excellent compartment of productive agricultural land in a very accessible location offering excellent agricultural, equestrian and rural enterprise appeal.

- Excellent location within the settlement of Llangwm •
 - Rectangular parcel of productive land •
 - Roadside frontage in an accessible location •
- Of interest to agricultural, equestrian and rural enterprise purchasers •
 - Extending to 7.41 acres (3 hectares) •

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Land at Llangwm offers an extremely versatile and accessible ringfenced parcel of agricultural land within the settlement of Llangwm with excellent accessibility.

Location & Situation

Land at Llangwm is positioned in open countryside in an elevated position on the eastern edge of the village of Llangwm. It is very accessible directly positioned on the eastern side of the public highway known as Church Lane that connects directly to the village of Llansoy 1.7 miles to the north and Gaer Fawr 1.3 miles to the south and with excellent accessibility to the main road networks at Chepstow.

Description

Land at Llangwm is accessed direct from the eastern side of Church Lane via an open gateway. The property comprises an extensive level rectangular compartment of versatile land. The land benefits from road frontage and features hedges and fenced boundaries. The land offers an excellent versatile and productive ringfenced regular shaped parcel for anyone with agricultural, equestrian or rural enterprise interests in a very accessible location.

Tenure

The land is sold with vacant possession upon completion.

Services

There are no services directly connected to the property but are adjacent. It is up to any purchaser to make and rely upon their own enquiries in respect to this.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements and any private rights of way that currently exist, whether they are specifically referred to in these particulars or not. It is up to any purchaser to make and rely upon their own enquiries in respect to this.

Viewings

Viewings are permitted at any time during daylight hours with a copy of these particulars. All parties viewing do so at their own risk. All parties advised to use caution when accessing and leaving the property.

Directions

From the centre of Usk, proceed on the A472 travelling east for 1.2 miles. Turn left onto the B4235 signposted Chepstow. Continue on the B4235 Chepstow Road for 2.7 miles. Then take the left-hand turn in the direction of Wolvesnewton, Llansoy, Cobblers Plain. Continue for one mile then take the left turn onto Church Lane, signposted Llansoy. Continue for 0.31 miles and the entrance to the field will be on your left -hand side. What3Words:///richly.widely.careful

Vendors Solicitor

Matthew Price of Jacklyn Dawson, 6 Priory Street, Monmouth, NP25 3BR.

Tel: 01633 262952

Email:

matthewprice@jacklyndawson.co.uk

For copies of the legal pack and any queries of legal nature please direct them to the vendors solicitor, preferably via your own conveyancer.

Mode of Sale

The property is to be offered For Sale by Online Auction. The Auction will open from 10 am – 4.00 pm on Thursday 15th October 2026 10 - 4pm (unless previously sold). The Vendors reserve the

right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the Auction with the balance of the monies within 6 weeks.

The auction will be live and online, if you wish to register to bid online please contact the office.

Money Laundering

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

Auction Guide/Reserve

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

Important Notice

Sunderlands 1862 LLP and Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared February 2025.

