

Land & Buildings at Coed Llwyd, Croesyceiliog, NP44 2DF

Guide Price £295,000



42 Acres of Pasture Land

Together with farm buildings comprising barn, cattle shed and sheep handling system.

- EASY ACCESS FROM A4042 CROESYCEILIOG BY-PASS ■
- MAINS WATER & ELECTRICITY AVAILABLE ■
- NATURAL WATER SUPPLY ■

Location

This land formerly part of Coed Llwyd Farm is very conveniently located at the end of a private access road approximately 250 metres off the A4042 Cwmbran By-Pass and just south of the Treherbert Road. It is within half a mile of the residential area of Croesyceiliog and approximately 5 miles north of the M4 motorway at Newport.

Description

This is a convenient block of pasture land originally divided into 4 enclosures as set out in the Schedule below, the land is mostly gently sloping and suitable for grazing or mowing. Several of the fields have access to a small water course providing natural water supply. The only access to the land is over the private driveway and through the farmyard thus ensuring a high degree of security.

SCHEDULE

Map No.	Field No.	Ha	Acres
ST 1396	1829	4.70	11.61
ST 1396	1646	2.37	5.86
ST 1396	3841	5.86	14.48
ST 1396	3460	4.08	10.08
TOTAL		17.01	42.03

Farmyard

The entrance to the property is through a farmyard with a range of buildings comprising:

4 bay steel framed general purpose barn 60' 0" (18.29m) x 40' 0" (12.19m) concrete block walls having space boarding above and a corrugated asbestos roof, corrugated iron sheeted gates to either end with hard core floor and a water tank.

Attached 4 bay open sided barn 60' 0" (18.29m) x 20' 0" (6.1m) with concrete block walls and corrugated iron cladding to

each end, corrugated iron roof and a hard core floor

2 bay timber lean-to 30' 0" (9.14m) x 30' 0" (9.14m) with corrugated iron roof and an earth floor

Detached 2 bay timber and corrugated iron shed in very poor condition

Sheep Handling Area with principally timber built pens and sheep race, sheep dip and concrete draining pen

Basic Payment Scheme

The land has all been registered for agricultural subsidy purposes under the Basic Payment Scheme and entitlements to subsidy maybe available by separate negotiation

Tenure

Freehold with vacant possession upon completion.

Services

Mains water and electricity are available at the farm buildings but both have been disconnected and the buyer will be responsible for any re-connection charges.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the land and must not be relied upon as statements or representations of fact.
2. Purchasers must satisfy themselves, by inspection or otherwise, as to the contents of these particulars. If any points are particularly relevant to your interest in the land, please ask for further information.
3. Any areas, measurements or distance referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

4. It should not be assumed that the land has all necessary planning or consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
5. The information in these particulars does not form any part of an offer or a contract and neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this land.



Rights, Easements and Boundaries

The property is sold subject to, and with the benefit of all, existing rights whether public or private, including 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 waste, 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 the County or Local Authorities.



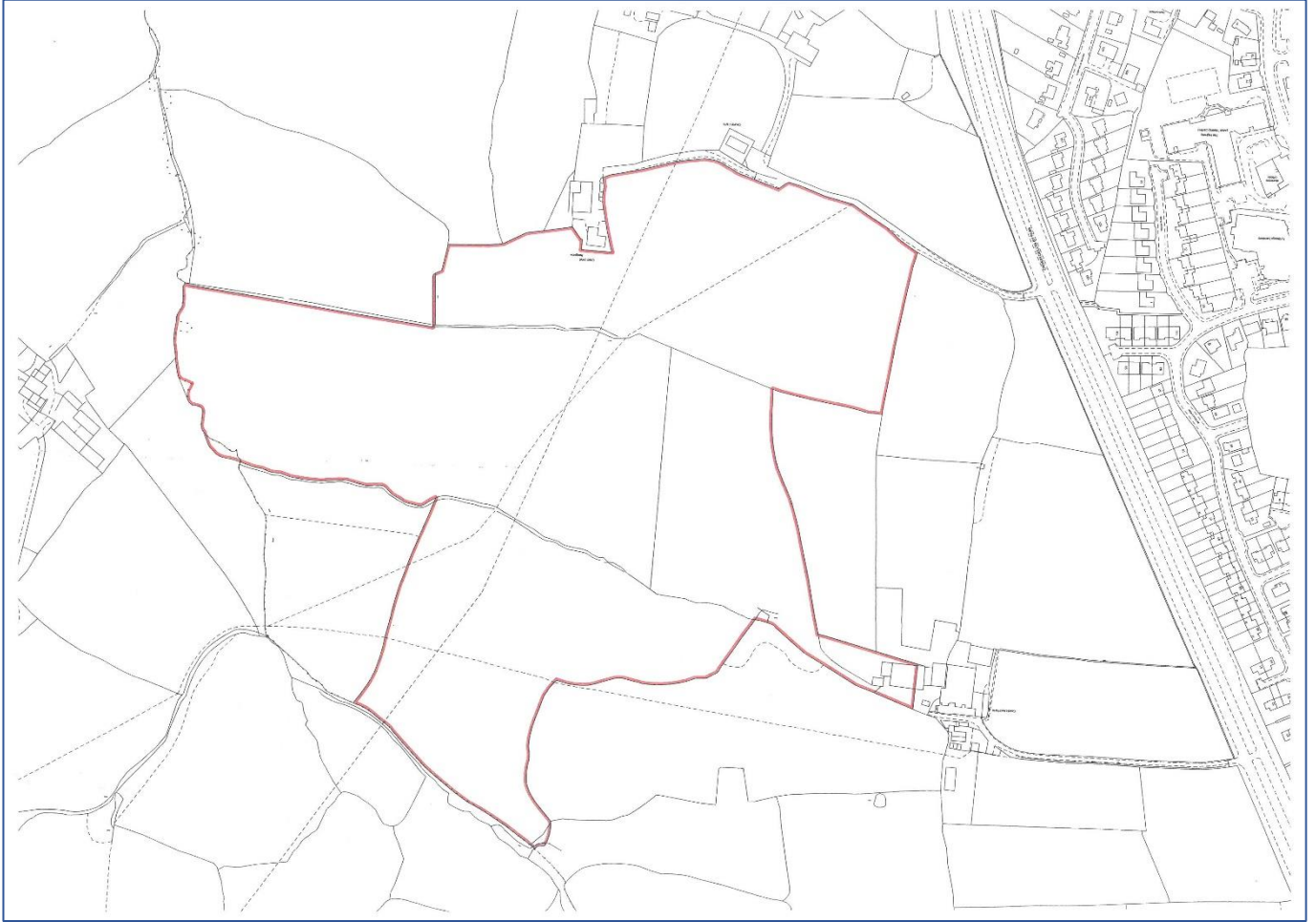
Viewing

Viewings are strictly by appointment with the agents. To arrange a viewing please contact:

Newland Rennie
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Email: abergavenny@newlandrennie.com



LAND REGISTRY PLAN



Branches at:

Abergavenny 01873 859331	Caldicot 01291 430331	Chepstow 01291 626775	Cwmbran 01633 868341	Monmouth 01600 712916	Newport 01633 221441
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All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only.