



Woodland at Uplands Road Llangwm, Usk, NP15 1HJ

Two parcels of amenity woodland offered in two Lots, either side of Uplands Road in a very accessible location offering a desirable conservation and amenity package.

- Excellent location a short distance from the settlement of Llangwm and the B4235 •
- Two compartments of woodland set over two Lots in an accessible location •
- Of interest to conservation and amenity purchasers •
- Lot 1 – 0.67 acre • Lot 2 – 0.2 acre •



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Woodland at Uplands Road

Llangwm, Usk, NP15 1HJ

The Woodland at Uplands Road offers two accessible compartments of amenity woodland either side of Uplands Road in a sought-after location close to the Dyffryn and the village of Llangwm.

Location & Situation

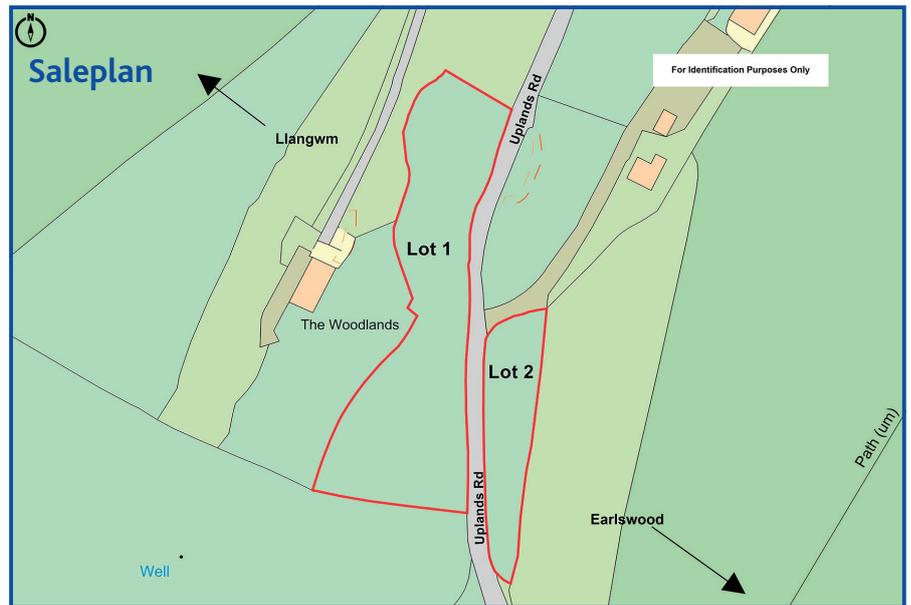
The woodland is positioned on the west and east side of Uplands Road, a short distance north of the B4235 junction. Lot 1 is sloping down to the west. Lot 2 is predominantly level.

Description

Lot 1, positioned on the west side of Uplands Road comprises a compartment of mixed broadleaf woodland sloping down to the east and extending in total to approximately 0.67 acre.

Lot 2, positioned on the east side of Uplands Road comprises a level compartment of mixed broadleaf with a clearing, extending in total to approximately 0.2 acre.

Access to each parcel is direct from the eastern and western side of the public highway known as Uplands Road which connects to the B4235 to the south. In all Lot 1 extends to approximately 0.67 acre, Lot 2 extends to approximately 0.2 acre.



Wayleaves, Easements & Rights of Way

The woodland 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.

Services

An 11kv Electricity pole is sited within Lot 1. There are no services directly connected to the woodland.

Sale Method

The land is offered For Sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the woodland by any other alternative sale method to conclude the sale.

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 are advised to use caution when accessing and leaving the woodland.

Directions

From the Usk Showground proceed on the B4235 in the direction of Llangwm. Continue for 4 miles, then turn left onto Uplands Road.

Continue on Uplands Road for 0.2 miles and the woodland will be on your left and right-hand side.

There is a parking space pull in prior to reaching the woodland on the right.



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