



Land Known as Chapel Field Kingcoed, Usk, NP15 1DS

An excellent compartment of ringfenced pastureland with dilapidated stone barn and views offering a prime package with agricultural, equestrian, amenity and possible development appeal.

- Excellent location within the settlement of Kingcoed, adjacent to Elms Road •
- Ringfenced 6.65 acre compartment of level to gently sloping pastureland •
 - Dilapidated stone barn with potential (Subject to Planning) •
- Roadside frontage and access with views • Mains water connected •
- Of interest to agricultural, equestrian, amenity and development purchasers •



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Land Known as Chapel Field

Kingcoed, Usk, NP15 1DS

Chapel Field offers a superb ringfenced land parcel with dilapidated stone barn with potential in rural elevated position and situation with spectacular views.

Raglan - 2.3 miles

Usk - 5.5 miles

Monmouth - 9.4 miles

Abergavenny - 12 miles

Location & Situation

Chapel Field is located in an elevated position within the Monmouthshire settlement of Kingcoed.

It is very accessible directly accessed from the western side of the public highway known as Elms Road, just 2.3 miles from the village of Raglan and the A40 and A449.

Description

A gateway from Elms Road opens into a rectangular ringfenced parcel of productive permanent pasture.

The land is level to gently sloping, extending down to the east with fantastic views. Positioned close to the southern boundary of the land is the dilapidated traditional stone barn which may be of interest to any purchaser with development interests.

All the land is permanent pasture under freely draining slightly acid loamy soils, is stock proof fenced, level to gently sloping and all capable of being grazed or mown for fodder with mains water connected and an electric 11kv pole within the field itself.

The land offers a wonderful compact compartment with roadside access for anyone with agricultural, equestrian, amenity and possible development interests with fantastic views.

In all Chapel Field extends in total to approximately 6.65 acres (2.69 hectares).



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.

Services

Mains water is connected and an electric 11kV pole sits within the field itself.

Sale Method

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

Development Clawback Overage Provision

The property will be subject to a Development Clawback Overage Provision which will capture 25% of any uplift in

value provided by any residential planning consent for a period of 20 years from the date of 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 advised to use caution when accessing and leaving the property.

Directions

From Raglan High Street proceed south on the Chepstow Road for 1.5 miles. Continue over the Bannut Overbridge for 0.4 miles the turn left onto Nannys Lane, signposted Kingcoed. Proceed for 0.4 miles then at the junction turn left onto Elms Road. Proceed for 0.1 mile. The field will then be on your left-hand side, directly opposite the old chapel. The postcode will not take you to the exact address offered for sale by Private Treaty.

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