

**MONMOUTHSHIRE**

Usk 7 miles. Monmouth 16 miles. Newport 4 miles.

**A VALUABLE AREA OF PASTURE LAND**



known as

**LAND AT BERTHOLEY  
LLANTRISANT  
USK  
MONMOUTHSHIRE  
NP15 1LR**

**31.56 ACRES**

**FOR SALE BY PRIVATE TREATY**

### ***GENERAL REMARKS AND STIPULATIONS***

(which where applicable shall be deemed part of the Conditions of Sale)

#### **SITUATION**

The land sits in an excellent position, set back from the eastern side of the A449, a short distance from Llantrisant on the outskirts of Usk. The land is gently undulating to gently sloping up to the south-east.

The land is all contained within a ring fence extending over five field enclosures of varying sizes comprising predominantly arable and pasture fields. Access is via a short section of farm track directly adjacent to the western side which connects directly to a section of third party owned highway linking to the Llantrisant road to the west. In all the land extends to approximately 31.56 Acres .

#### **DIRECTIONS**

From Usk take the Mayport Street Road south for 3.5 miles to Llantrisant. Keep right after the Ford Garage and continue through Llantrisant for approximately 1.5 miles until you see a left turn. Follow the road for 0.2 miles passing under the A449, a sale board will then be seen on your right hand side.

#### **POSTCODE**

NP15 1LR.

#### **TENURE**

The property is freehold and offered with vacant possession upon completion.

#### **OUTGOINGS**

None disclosed.

#### **LOCAL AUTHORITY**

Monmouthshire County Council.

#### **SERVICES**

There are no services directly connected to the land. It will be the responsibility of the purchaser to make their own enquiries with the relevant utility companies in respect of services.

#### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

#### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

## **VIEWING**

Viewing may be undertaken at any reasonable time with a copy of these particulars. No vehicles are permitted to be taken onto the land.

## **IMPORTANT NOTICE**

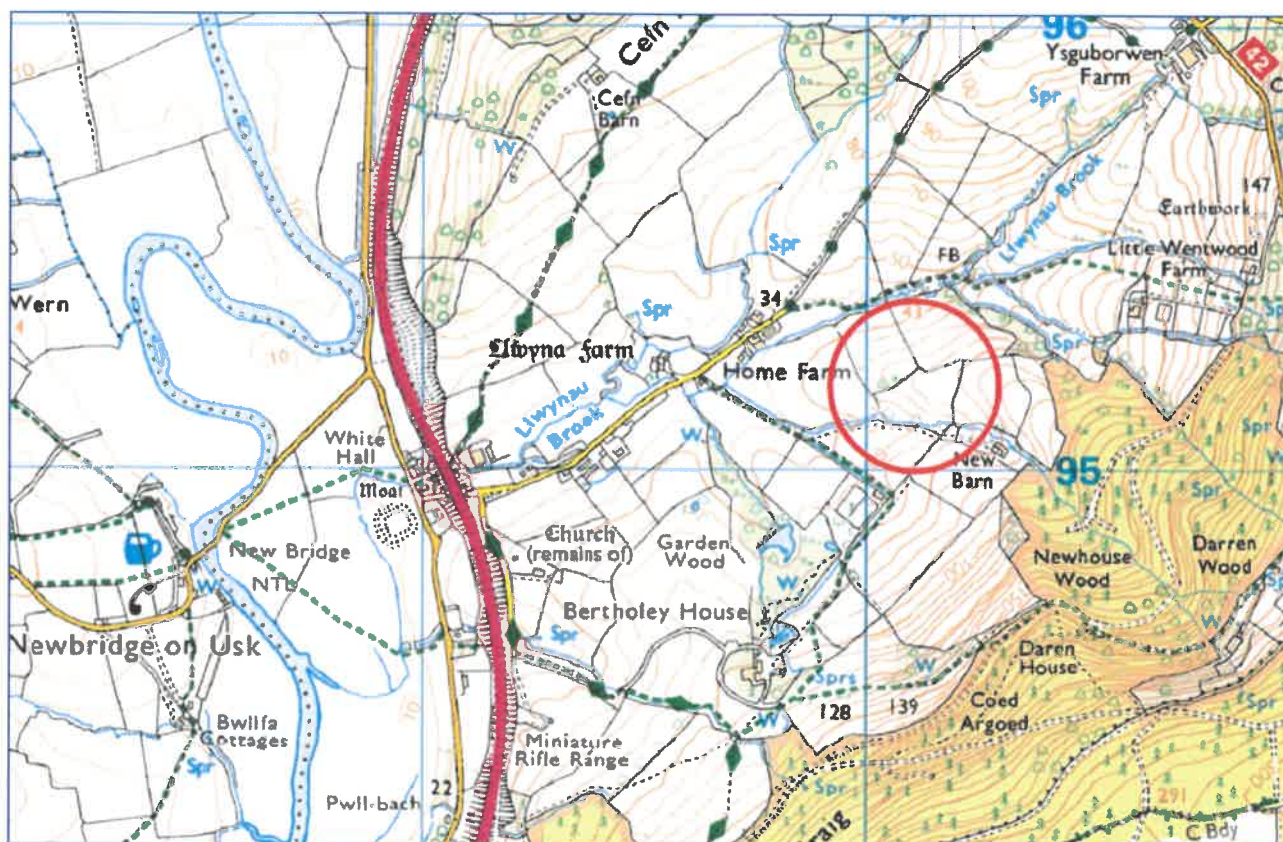
These particulars are set out as a guideline only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

## **SOLE AGENTS**

Further information is available from the Agents: RG and RB Williams, Tel 01989 567233.

## **MODE OF SALE**

The property is offered for sale by Private Treaty.





*PARTICULARS OF SALE*

**31.56 ACRES  
EXCELLENT AREA OF ARABLE AND PASTURE LAND**

at

**BERTHOLEY  
LLANTRISANT  
USK  
NP15 1LR**



A valuable productive land holding in a very accessible location forming 31.56 Acres of prime arable and pastureland.

The arable and pastureland is in excellent condition having most recently been cropped with temporary grass leys. The land is positioned south of the village of Llantrisant directly east of the A449.

