



**hrt**  
herbert r thomas

Approximately 44.38  
acres of agricultural land  
and Farm Buildings  
Formerly part of Parc Farm  
Parc Road  
Llangybi  
Usk  
NP15 1NL

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## By Private Treaty

### Guide Price - £550,000

- Unique opportunity
- Range of farm buildings and concrete yard
- Planning Permission for B1 (Light Industrial/Office)
- Approximately 44.38 acres of land
- Suitable for grazing and mowing purposes
- Fantastic Rural Views
- Well connected to the local amenities and transport links

#### Situation

The property is situated on the edge of Llangybi to the south of Usk. A short traveling distance from Newport, providing convenient amenities as well as good transport links. Please see the attached location plan.

#### Farm Buildings and Yard

The property benefits from a good range of farm buildings and concrete yard. The buildings are detailed below: -

1. Agricultural Building (Approximately 45.00 x 19.00m)

The building comprises a steel portal frame with part fibre cement and part asbestos sheeted roof, pressed concrete walls with part corrugated and part box profile cladding plus a concrete floor.

2. Agricultural Building (Approximately 22.00m x 19.00m)

The building comprising a pressed concrete frame with asbestos sheeted roof, pressed concrete walls with corrugated cladding plus a concrete floor

This building benefits from Planning Permission for Change of use to B1 (light Industrial/office).

For more Information, please contact Monmouthshire planning department, <https://www.monmouthshire.gov.uk/view-planning-applications/>. Planning Reference: DM/2021/00691 & DM/2023/00314.

3. Former Dairy Parlour (Approximately 12.00m x 5.50m)

A former dairy parlour comprising an asbestos sheeted roof, corrugated sheeted cladding and a concrete floor.

#### Farmland

The property extends to approximately 44.38 acres (17.96 ha.) as a whole divided into six enclosures. The land comprises approximately 28.84 acres (11.67 ha.) of gently sloping pastureland capable of being mown and grazed by livestock.

An area of approximately 9.97 acres (4.03 ha) of woodland is situated on the western edge of the property with a further area including approximately 2.76 acres (1.12 ha) comprising a mixture of pastureland and fern. This land offers biodiversity and potential access to public money for public goods schemes.

The remaining property comprises approximately 2.81 acres (1.14 ha) to include farm buildings and concrete yard.

The majority of boundaries benefit from stock proof fencing.

#### Basic Payment Scheme

The Farm has been registered under the Welsh Basic Payment Application Scheme. The entitlements are excluded from the sale but are available by separate negotiation.

#### Access

The property benefits from two access points off Parc Road. One provides access into the yard and the other to the field to the north westerly corner. Access points are marked A on the attached site plan.

#### Method of Sale

By Private Treaty.

#### Services

The buildings benefit from a borehole water supply and mains electric supply.

The farmland does benefit from a borehole water supply. A few the field enclosures have a borehole water supply available via water troughs. The property also benefits from a natural water supply.

The reliability of the water and electricity supply cannot be guaranteed. All interested parties are advised to satisfy themselves regarding the suitability of any water and electricity supply available.

#### Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

#### Boundaries

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries or the ownership thereof.

#### Sporting, Timber & Minerals

The sporting rights and mineral rights are excluded from the sale.

## Wayleave/Easements/Rights of Way

The property is sold subject to and with the benefit of all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is one public right of way on the property.

## Development Clawback

The land is sold subject to a 40 year Development Clawback. The Development Clawback shall be triggered on the development of a residential dwelling or dwellings on any part of the Property or the conversion of any building or buildings on the Property erected after the date hereof to a residential dwelling or dwellings. The earlier of the sale of the land with the benefit of a Planning Permission or the implementation of a Planning Permission will trigger the clawback at a rate of 35% of the Development Value less the current use value.

## VAT

Should any sale of the property, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

## Cross Compliance

The seller will be responsible for the cross compliance up to the date of completion. The purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the seller for any non-compliance which results in a penalty or reduction in the seller's payments.

## Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Scale, Schedule, Plan or interpretation of any of them the question shall be referred to the arbitration of the selling agents, whose decision acting as expert shall be final.

## Plans, Areas & Schedules

These have been prepared as carefully as possible and are based on the Land Registry Plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## Guide Price

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## Tenure & Possession

Freehold with Vacant Possession on Completion.

## Health and Safety

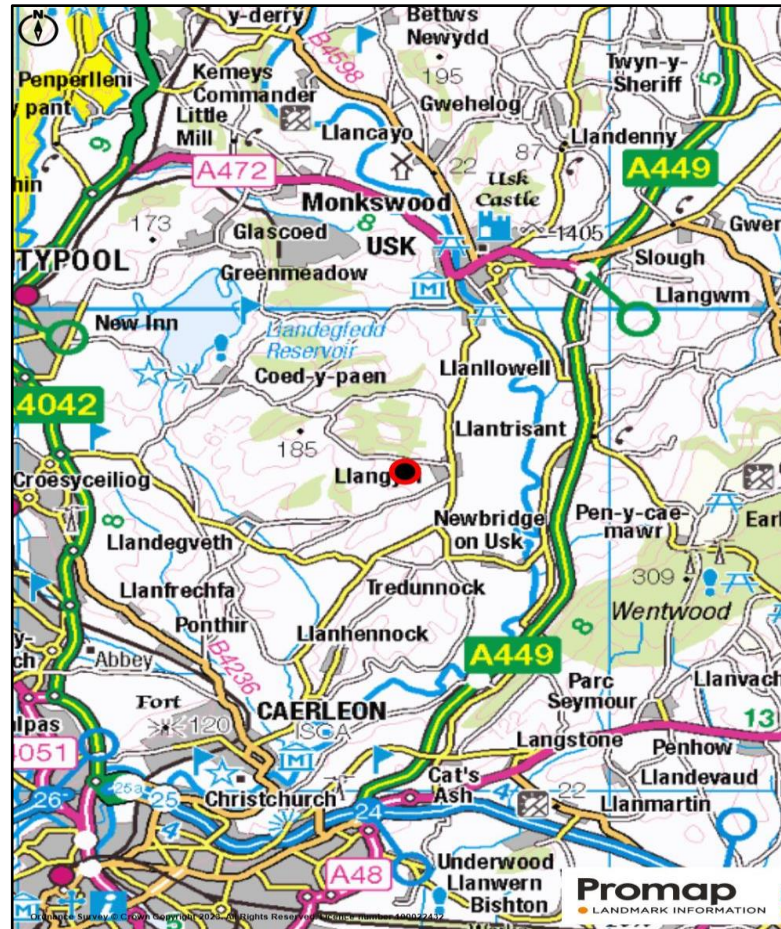
Given the potential hazards of agricultural land and buildings we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## Directions

**What Three Words:** [refers.thin.replying](https://www.thin.replying)

**Postcode:** NP15 1NL

From Usk, head west along Bridge Street. Continue over Usk Bridge before taking a left hand turn onto Woodside Road. Continue on Woodside road for 2.6 miles where you will enter Llangybi Village. Take a right hand turn onto Parc Road (Opposite White Hart Village Inn). Continue on Parc Road for 0.5 miles. The property will appear on the left hand side with a Herbert R Thomas sign.



## Viewing Arrangements

Viewings ARE strictly by appointment only. Interested parties should contact Herbert R Thomas;

**For further information please contact:**

Contact: Elliott Rees

Tel: 01446 776395

E-mail: [elliottrees@herbertrthomas.co.uk](mailto:elliottrees@herbertrthomas.co.uk)

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





