



Land and Barn at Llandenny Usk, Monmouthshire, NP15 1DL

A sought-after land and barn package with potential set in a popular village location offering equestrian, agricultural, amenity and possible development appeal.

- Excellent location within the settlement of Llandenny •
- Versatile timber clad barn with mezzanine floor •
- Ringfenced compartment of productive permanent pasture and paddock •
- Accessible position with roadside access • Mains electricity connected •
- Of interest to equestrian, agricultural, amenity and possible development purchasers •
- Extending to 5.46 acres (2.21 hectares) •



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Land and Barn at Llandenny

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Land and Barn at Llandenny offers an excellent opportunity to acquire a prime timber clad barn and an excellent compartment of productive pastureland and paddock in a very accessible location, within the settlement of Llandenny.

Raglan - 3.2 miles

Usk - 5.4 miles

Monmouth - 10 miles

Abergavenny - 11.9 miles

Chepstow - 12 miles

Location & Situation

The Land and Barn at Llandenny is well located within the popular rural village of Llandenny, accessed from the eastern side of the Llandenny to Raglan Road, a short distance north of the Llandenny Road, positioned three miles south of the historic village of Raglan which provides direct access to the A40 and A449.

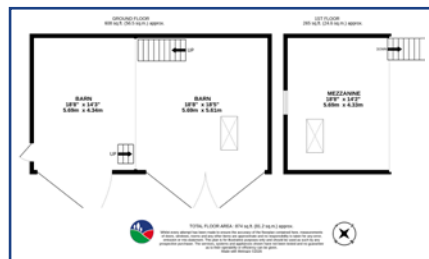
Description

Accessed from the eastern side of the Raglan Road, a gated entrance opens into a hardstanding yard area and the barn. The barn comprises a part steel part timber framed barn with timber clad elevations under a corrugated profile roof. Internally the barn features a concreted floor and mezzanine floor above. The barn was an existing Dutch barn which has been reclad and rooved with a pedestrian side door and machinery door to the front. The barn is connected to mains electricity and has solar panels on the roof which have been disconnected. The barn is in excellent condition providing useful storage, stabling or cover for stock but could have potential to be used for a range of possible uses subject to obtaining the necessary planning consents.

A field gate from the northern side of the parking area opens into the land which extends to the north and predominantly to the east of the barn. The land is fenced comprising a regular sized paddock and then extending in an extensive field enclosure out to the east. The paddock has an additional access from the Raglan Road



in the north-western corner allowing for direct access. In all the property extends in total to approximately 5.46 acres (2.21 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. A Public Right of Way Crosses the land. The land is subject to an existing Development Clawback Overage.

Services

Mains electricity connected. Private water supply from a stream.

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.

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, turn onto Chepstow Road and continue for approximately two miles. Head over the A449 and take the third right. Continue on this road passing over the A449 once again. Take the first right as you head into Llandenny. After approximately 100 metres the gateway to the property will be on your right.

What3Words

boom.anode.toasters

Sale Method

The Property is offered for sale by Private Treaty.



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