

MONMOUTHSHIRE

**AN EXCELLENT AREA OF
EQUINE PASTURE**

Situated at

**THE GORELANDS
LANGSTONE
NEWPORT
NP18 1JQ**



EXTENDING TO 1.19 ACRES

TO LET BY PRIVATE TENDER

RENT - POA

GENERAL REMARKS AND STIPULATIONS

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

SITUATION:

The land is situated on the outskirts of the small Welsh village of Langstone with fantastic access in both directions from J 24 of the M4.

The city of Newport is 6 miles distant. The border town of Chepstow is some 12 miles distance.

GRID REFERENCE:

ST3731 9047

POST CODE

NP18 1JQ

TENURE:

To be let on a Grazing Licence and to be collected on a monthly basis.

SERVICES:

Water connection is available.

LOCAL AUTHORITY:

Newport City Council, Civic Centre, Godfrey Road, Newport, NP20 4UR.

PLANS, AREA AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the areas of land. Any error or mis-statement shall not annul the let or entitle any party to compensation whatsoever.

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 artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distance 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.

VIEWING:

The land may be viewed at any reasonable time.

DIRECTIONS:

From Newport lead east along the M4 and turn off at J24 of the M4 (Coldra), leading towards Langstone on the Chepstow Road. Follow this road for approximately 1 mile and turn left onto a track. This will take you to the land situated ahead of you with buildings on your right hand side.

AGENTS:

Further information available from the Agents RG & RB Williams Tel: 01989 567233

PARTICULARS

**Approximately 1.19 Acres
EQUINE PASTURE**

Situated at

**THE GORLANDS
LANGSTONE
NEWPORT
NP18 1JQ**



THE LAND

The land is set within a remote rural location, yet accessible within a stones throw of Newport.

The paddock offers itself as an excellent opportunity to rent a parcel of land for equestrian use, with a bridleway attached to the property leading to Wentwood Woods.

Please could any interested parties express their interest to W Probert BSc (Hons), MRICS

**The land is to offered on a 12 month Grazing Licence
to commence as at 20th April 2021**

Key - Red: Field Boundary - Orange: Access



