



FOR SALE BY PRIVATE TREATY

- Approximately 41.14 Acres (16.67 Ha)
- Productive agricultural land
- 3 Parcels with internal access
- Direct roadside access
- Suitable for a range of uses subject to planning

Land at Cross Green

Llanvaches, NP26 3BA

Offers in Excess of £410,000

Available as a whole or in two lots

LOT 1 - 20.78 acres (8.41 ha) OIEO £210,000

LOT 2 - 20.36 acres (8.24 ha) OIEO £200,000

An attractive block of approximately 41.14 acres (16.67ha) of productive pastureland with roadside frontage.

DESCRIPTION

Comprising a block of predominantly Grade 2, gently sloping pastureland split into three well-proportioned enclosures with internal access between all parcels. The land benefits from direct roadside access in four places. The land is bound by mature hedgerows and stock fencing. The land features a small area of woodland to the northwestern boundary creating a useful shelterbelt.

SITUATION

The land is rural in location, situated on the outskirts the Wentwood Forest and a short distance from the A48. The rural village of Llanvaches is located approximately 2 miles south and the land is well connected with Junction 24 of the M4 Motorway Network being located only 6 miles distant, providing connections to Newport, Cardiff, and Bristol. If heading east from Langstone towards Chepstow along the A48, take the first left after the turning to Parc Seymour approximately 2.5 miles from Langstone. Follow this single-track road for 1.5 miles where the land is located on the left-hand side.

When using the mobile application What Three Words: ///replaces.necks.louder

SERVICES

We understand that mains water connections are available to the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme (BPS). The Entitlements are not included within the sale however are available by separate negotiation. We are aware that parcels ST 4193 8758 and ST 4193 8738 are currently included within the Habitat Wales Scheme.

TENURE

Freehold with vacant possession upon completion.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. We are not aware of any footpaths crossing the land.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

PLANNING

Potential purchasers are advised to make their own enquires with the Local Planning Authority – Newport City Council 01633 656656.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. Please inform the Sole Agents David James that you intend to view the land and register you interest via the Magor office on 01633880220.

LOTING & RESERVE

It is anticipated that the property will be offered as shown however the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

GUIDE PRICE

Available as a whole or in two lots;

Offers in Excess of £410,000

LOT 1- 20.78 acres, Offers in the Region of £210,000

LOT 2- 20.36 acres, Offers in the Region of £200,000



PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.