



FOR SALE BY FORMAL TENDER

AGRICULTURAL LAND AT MAGOR, MONMOUTHSHIRE, NP26 3TS

Approximately 40.30 acres of grass leys divided into three enclosures adjacent to Steelworks Road (A4810). Available as a whole or in three lots.

**CLOSING DATE FOR FORMAL TENDERS:
TUESDAY 24TH OCTOBER 2023 - 12 NOON**

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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Email: info@williamsassociates.org.uk

web: www.williamsassociates.org.uk



AGRICULTURAL LAND AT MAGOR, MONMOUTHSHIRE, NP26 3TS

A rare opportunity to acquire a significant block of approximately 40.30 acres of productive pasture land adjacent to the Steelworks Road (A4810), Magor, Monmouthshire.

- **Level and well maintained pasture land available in three convenient lots:**
 - Lot 1: 16.03 acres (6.49 hectares).
 - Lot 2: 15.19 acres (6.15 hectares).
 - Lot 3: 9.08 acres (3.67 hectares).
- **Lots 1 and 2 have roadside frontage onto Steelworks Road (A4810), less than 2 miles from the M4 motorway (Junction 23A).**
- **Lot 3 has access from Rush Wall.**
- **Divided by traditional reens, ditches and stock proof fencing.**
- **Situated immediately opposite Tesco and Wilko distribution depots.**
- **Located within the Redwick and Llandeenny Site of Special Scientific Interest (SSSI).**
- **Currently not included in any Environmental Management Scheme.**

DESCRIPTION

A significant block of prime agricultural land extending in total to 40.30 acres and within a ring fence.

The land is divided by traditional reens, ditches and stock proof fencing together with trimmed hedgerows and established trees. The land is in excellent condition and capable of multiple cropping.

Access to Lot 1 and Lot 2 is gained from Steelworks Road and Lot 3 from Rush Wall.

The land is located on the Gwent Levels and forms part of the Redwick and Llandeenny Site of Special Scientific Interest (SSSI). The land forms part of the wider Gwent Levels which consists of six SSSI's totalling around 14,000 acres of land.

METHOD OF SALE

The property is offered for sale by "Formal Tender". Offers must be received by 12 noon on Tuesday 24th October 2023, at the Agent's Office.

Tenders must be submitted on the official Tender Form which can be obtained from the Vendors' Solicitor. The Tender Form must be completed in full together with the Anti Money Laundering documentation. A 10% deposit will be requested from the successful purchaser, with the deposit being transferred from the Purchaser's Solicitor to the Vendors' Solicitor within five working days. Further details can be found within the Contract Pack.

Acceptance of the Tender by the Vendors will constitute the "Exchange of Contracts". All intending purchasers are advised to view the Sales Contract prior to submitting a Tender.

Copies of the Contract and Title documents are available from the Vendor's Solicitor.

TENURE

Freehold with vacant possession upon completion.

OVERAGE

The land is sold subject to an overage provision of 30% for a period of 25 years. The overage provision will apply to all future development other than agricultural or equestrian uses.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

SERVICES

Prospective purchasers should make their own enquiries with regard to the availability of services.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREAS AND SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

SPORTING, TIMBER AND MINERAL RIGHTS

The Sporting rights, timber and mineral rights are included within the sale in so far as they are owned.

HEALTH & SAFETY

The land is used for agricultural purposes currently. Neither the seller nor the selling Agent are responsible for the safety of those viewing the land and accordingly all individuals do so at their own risk.

LOCAL AUTHORITY

Newport City Council, Civic Centre, Newport, NP20 4UR.
Tel: 01633 656656 Email: info@newport.gov.uk

DRAINAGE RATES

Caldicot and Wentlooge Levels Internal Drainage Rates are payable to National Resources Wales - further details available.

DIRECTIONS

From Junction 23A of the M4 motorway, proceed south-west on Steelworks Road (A4810) for approximately 1½ miles, Lot 1 and Lot 2 can be found on your left opposite Tesco and Wilko Distribution Depots. To access Lot 3, take the next left onto Broad Street Common and left after approximately ¼ of a mile onto Rush Wall. The land can be found on the left after approximately 300 metres.



Lot 1: [amps.purist.champions](https://www.what3words.com/amps.purist.champions) Lot 2: [circling.meatball.hurry](https://www.what3words.com/circling.meatball.hurry)
Lot 3: [headless.stealthier.jousting](https://www.what3words.com/headless.stealthier.jousting)

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your tender: -

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

VIEWINGS

Viewings are permitted at any time during daylight hours with a copy of these particulars. Please register your interest with the Agent prior to viewing. Please ensure all gates are left as found and due care and attention is taken when viewing fields containing livestock.

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergw, Abergavenny, Monmouthshire, NP7 9AH.
Tel: 01873 840726

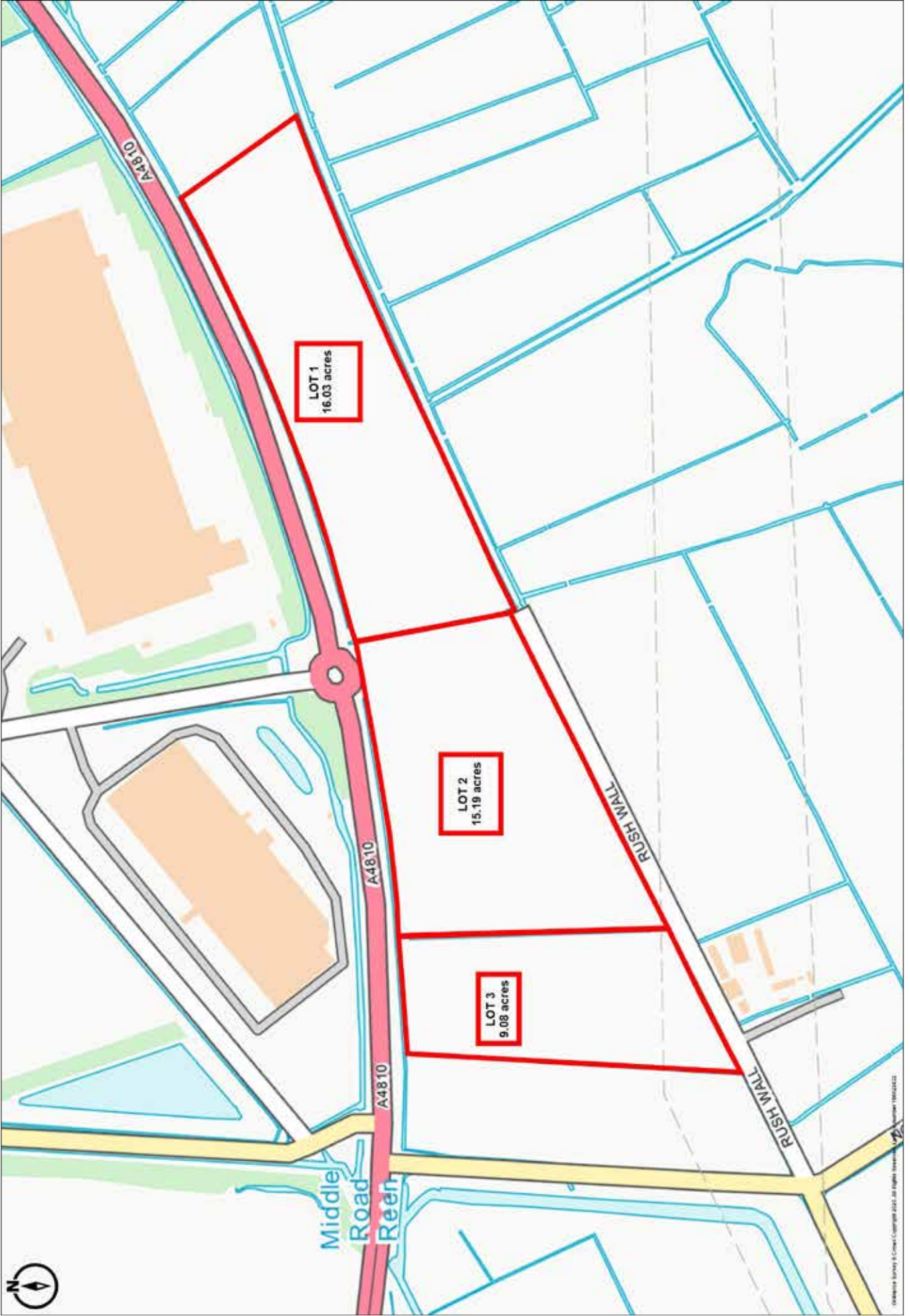
Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Sally Bigley.

VENDOR'S SOLICITOR

RDP Law Limited, Wentwood House, Langstone Business Park, Newport, NP18 2HJ. Contact: Adrienne Brigden.

Email: Adrienne.Brigden@rdplaw.co.uk Tel: 01633 413500



LOT 1
16.03 acres

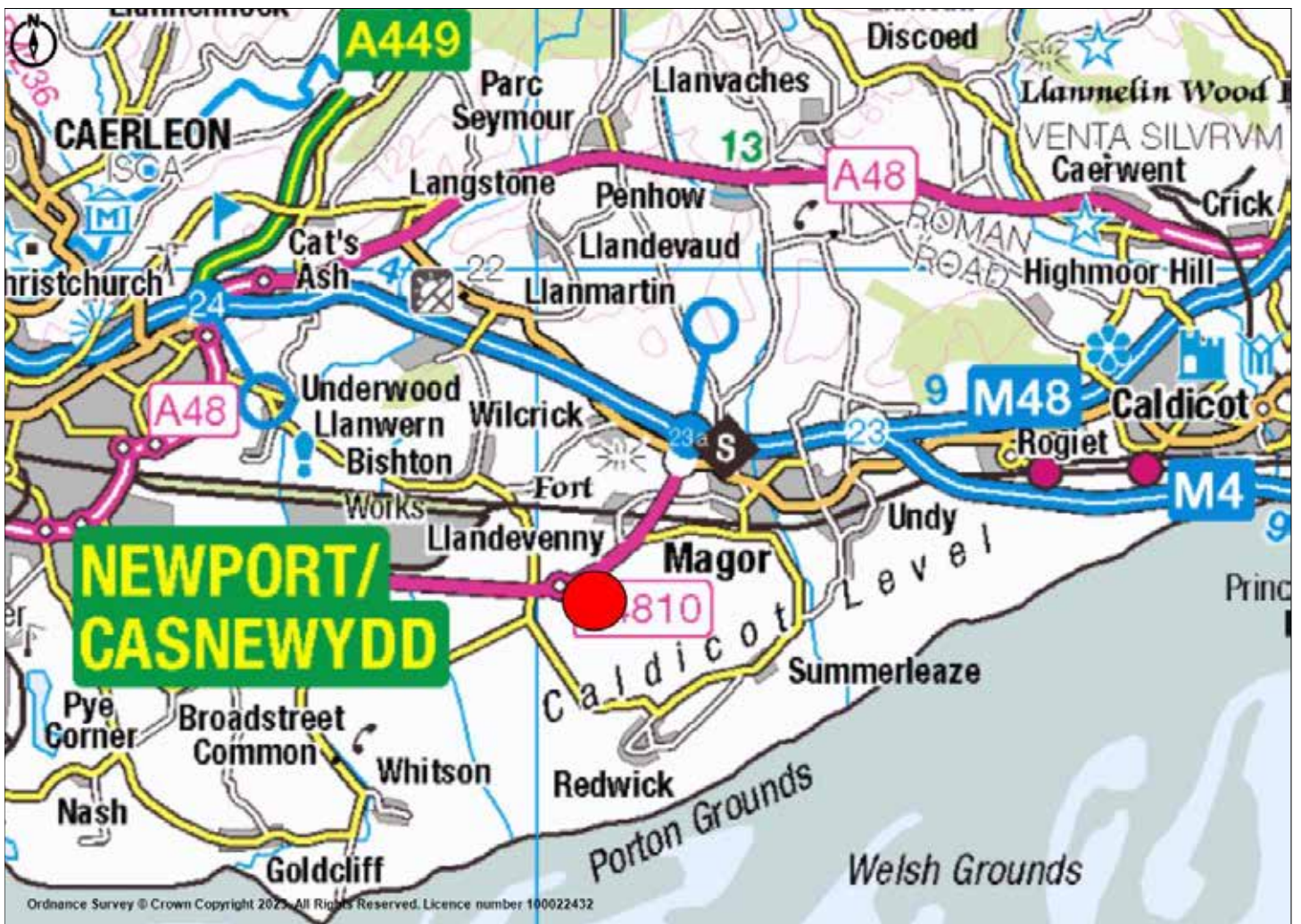
LOT 2
15.19 acres

LOT 3
9.08 acres



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Promap
LANDMARK INFORMATION

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NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be seemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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