



FOR SALE BY PRIVATE TREATY

LAND FORMERLY PART OF CASSANDRA FARM, CAERLEON, MONMOUTHSHIRE

A useful and accessible parcel of pastureland with appeal for agricultural, equestrian and amenity purposes. In all, extending to approximately 16.92 acres and offered for sale as a whole or in two lots.

Lot 1 – 15.06 acres • Lot 2 – 1.86 acres • As a whole – 16.92 acres

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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LAND FORMERLY PART OF CASSANDRA FARM, CAERLEON, MONMOUTHSHIRE, NP18 1LQ

Ponthir 1.8 miles • Caerleon 2.2 miles • Newport 6.5 miles

A desirable parcel of permanent pasture, with direct road access. Providing mainly level grassland offered for sale as a whole or in up to two lots. Positioned in an easily accessible location within easy reach of Usk, Ponthir and Caerleon the sale of the land offers a rare chance to acquire a desirable and productive parcel of grazing land. Having been mown for fodder as well as providing productive grazing.

The land will be of appeal for livestock users as well as holding some interest to equestrian and amenity users (STPP).

The land borders a proposed solar development site and may hold some appeal in line with similar uses (STPP).

LOT 1

A large, gently undulating and manageable enclosure of permanent pasture. With mature hedges and direct roadside access. There is a small dew pond providing natural water and environmental appeal.

There is a pylon positioned within Lot 1.

The land is well fenced with mature hedges and stock netting along the boundaries.

Please Note: If sold as separate lots a new stock proof fence is to be erected by the purchaser of Lot 2.

The land benefits from direct access from the Usk Road.

In all LOT 1 extends to approximately 15.06 acres.

LOT 2

Sitting to the South of Lot 1 is a definitive, regular shaped, parcel of level grassland. Well suited to amenity or equestrian purposes (STPP). With direct roadside access and mature hedges to three boundaries.

There is a pylon positioned within Lot 2.

Being mainly level the Land offers good agricultural appeal for grazing of fodder conservation as well as offering interest to a range of environmental and amenity users including equestrian.

The Land benefits from direct access from the Usk Road.

Please Note: The purchaser of Lot 2 is required to erect a new boundary fence marked A-B. Please see the sale plan.

In all LOT 2 extends to approximately 1.86 acres.



DIRECTIONS

From Usk take the A472 south towards Caerleon. Then after 4.5 miles, turn right onto Garth Brook Road and Gatlas Lane. The land will be located on your left after 500 yards. From the A4042 take the B4236 towards Ponthir. Continue through the village and take the left onto Stokes drive, then take the left onto Candwr Road. After 0.3 miles turn right, then continue for another 0.3 miles towards Welsh Water treatment works, turn right onto Gatlas Lane. The land will then be located on the right hand side after 0.25 miles.

Sat Nav: NP18 1LQ (each Lot will be identified with a Williams Associates "For Sale" board).



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TENURE

Freehold with vacant possession upon completion is available to all lots.

SERVICES

None connected. The purchaser will be expected to make their own connections to the appropriate services should they wish.

LOCAL & PLANNING AUTHORITY

Monmouthshire County Council
County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA
Tel: 01633 644880

METHOD OF SALE

The property is for sale by Private Treaty. The vendor and sales agent reserve the right to conclude the sale in any other method they see as suitable.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

PLANNING

All potential purchasers must rely upon their own planning enquires.

OVERAGE

The land is to be sold with an existing overage in place in favour of a third party. Details can be obtained from the selling agent.

VIEWINGS

Strictly by appointment only with the sole selling Agents.

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

All Viewers Must Exercise Caution When Viewing the Land. Please refrain from taking dogs onto the land and leave gates as found. Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams or Sally Bigley

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 offer:-

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

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, PLANS, AREAS & SCHEDULE

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.

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.

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 deemed 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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