



**FOR SALE BY PRIVATE TREATY**

- 6.15 Acres (2.5 Ha) Approx
- Level Permanent Pasture
- Roadside Access off Pontymason Lane
- Edge of Village Location

**Land at Rogerstone,  
Newport**

For Sale by Private Treaty

Offers In Excess of £90,000

**FULL AND FINAL OFFERS TO BE RECEIVED BY:**

**FRIDAY 11<sup>th</sup> FEBRUARY 2022 AT 12PM**

# DJ&P NEWLAND RENNIE

## GENERAL REMARKS & STIPULATIONS

Two adjoining enclosures of level permanent pasture extending to 6.15 Acres (2.5 Ha) Approx, in a desirable location on the edge of the village of Rogerstone, shown edged red on the attached plan for identification purposes only. The land fronts Pontymason lane to the South Western Boundary which provides convenient access. The land comprises clean permanent pasture, with mature hedgerow boundaries and has been well maintained in recent years.

## DIRECTIONS

From the M4 J27 (High Cross) take the B4591 through high cross towards Rogerstone. At the roundabout turn right (2<sup>nd</sup> exit) then at the next roundabout take the first exit. At the third roundabout take the 2<sup>nd</sup> exit then after a further 120m turn right onto Pontymason lane. Continue on Pontymason lane for ¾ mile whereby the land can be found on the right hand side, immediately after upper mount pleasant farm.

## SERVICES

We are not aware of any mains services connected to the land. Prospective purchasers should make their own enquiries regarding any potential connections.

## BASIC PAYMENT ENTITLEMENTS

There are no Basic Payment Entitlements included within the sale of the land.

## TENURE

Freehold. Vacant possession upon completion

## DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause of 50% for a period of 25 years.

## LOTING & RESERVE

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

## RIGHTS, EASEMENTS & BOUNDARIES

A Gas main passes under the land. The property is sold subject to, and with the benefit of, all existing rights whether public or private, including 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 waste, 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.

## PLANNING

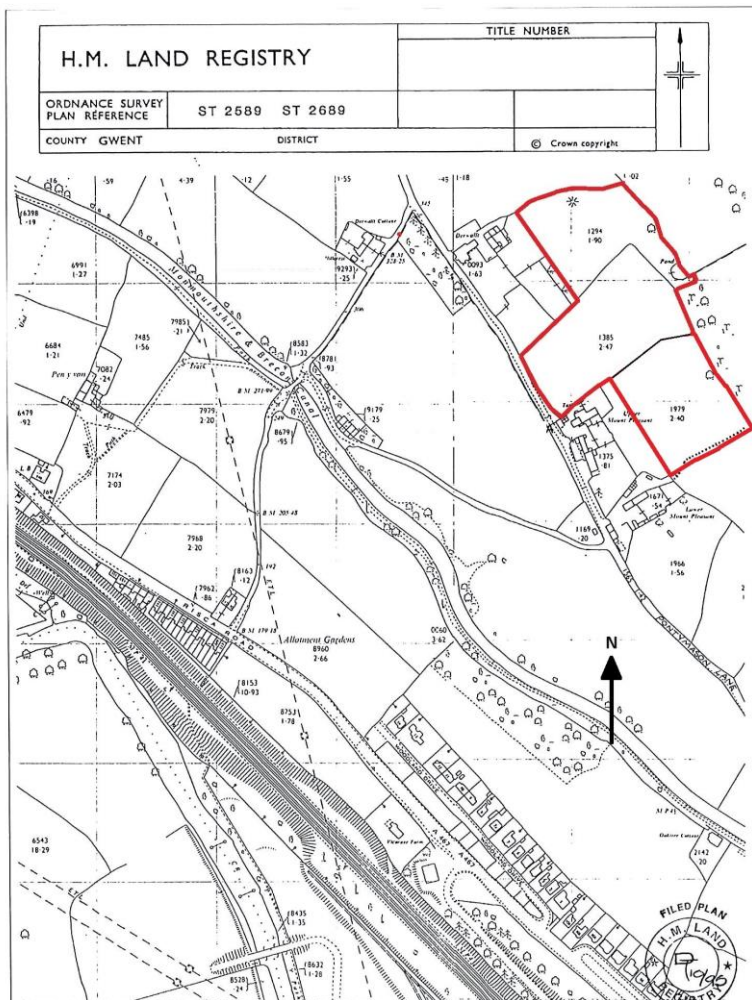
The land is sold as agricultural land only. Prospective purchasers are advised to make their own enquiries with the local authority – Caerphilly County Borough Council.

## VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier/landowner.

## IMPORTANT NOTICE

- 1) These particulars have been prepared in all good faith to give a fair overall view of the land and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, 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) Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
- 3) It should not be assumed that the land has all necessary planning or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
- 4) The information in these particulars do not form any part of an offer or a contract and neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this land.
- 5) It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.



Plan not to scale for identification purposes only

**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 & Partners 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.

Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Bristol & Somerset 01934 864300  
North Bristol & Glos 03300 537200