



**FOR SALE
BY PRIVATE TREATY**

- 8.13 Acres (3.29 Ha) Approx.
- Level, Fertile Pasture Land
- Mains & Natural Water
- Edge of Village Location
- Freehold

LAND AT

Chapel Road, Goldcliff, Newport

OFFERS IN EXCESS OF £100,000

DIRECTIONS

In the village of Goldcliff, Newport – take the turning onto Chapel Road (approx. 100m from the Farmers Arms Public house). Proceed on Chapel Lane whereby the land can be found on the left hand side after 150m.

DESCRIPTION

A single, level enclosure of pasture land, outlined red on the attached plan for identification purposes only. The land extends to 8.13 Acres (3.29 Ha) Approx, being conveniently situated just on the edge of the village of Goldcliff with access directly off Chapel Road, which fronts the Eastern Boundary. The land is in good heart, comprising of clean permanent pasture with mature hedgerow boundaries.

SINGLE PAYMENT ENTITLEMENTS

There are no Single Payment Entitlements included within the Sale of the Land.

TENURE

Freehold. Vacant possession upon completion.

DESIGNATIONS

The land is located within the Nash and Goldcliff Site of Special Scientific Interest, as designated by the Countryside Council for Wales – although no Management Agreement is in place.



Plan not to scale – For identification purposes only.

ANNUAL DRAINAGE CHARGE

A small annual charge is payable to Natural Resources Wales for maintenance of the Reen drainage system and Sea Wall flood defences.

PLANNING

The land is sold as Agricultural Land Only. Prospective purchasers are advised to make their own enquiries with the local authority – Newport City Council.

SERVICES

Mains Water serves a field tank via a metered supply off Chapel Road. Natural Water is also available from the adjoining reens.

METHOD OF SALE

The land is for Sale by Private Treaty. All Enquiries should be made through the Vendors Agent David James.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier *OR* Strictly by appointment with the Agents: David James, tel 01633 880220.

RIGHTS, EASEMENTS & BOUNDARIES

A public footpath crosses 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.

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.

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.