

**LAND FOR SALE BY PRIVATE TREATY
PANT TEG, LOWER MACHEN, NEWPORT, NP10 8GY**

83.08 Hectares (205.30 acres) of agricultural land.



**AGRICULTURAL LAND AVAILABLE AS A WHOLE
OR IN THREE SEPARATE LOTS**

T 01656 644644

www.coark.com

DESCRIPTION

Pant Teg Farm is an 83.08ha (205.30ac) holding. Bought by the seller in 2012, it has been improved and used as a summer grazing farm. The farm includes a small yard which offers an opportunity to further extend the building subject to the necessary planning permissions. The farm has excellent transport link and is located in a desirable area close to Newport and Cardiff. The land offers scope for an agricultural investor as well as someone seeking to further develop environmental benefits through tree planting.

Lot 1 - Highlighted red on the attached plan

2.32 Hectares (5.74 acres) of grassland in a single parcel, rising steadily to the east. The field has excellent roadside access as well as a natural water supply.

This lot will be sold subject to an overage position of 30% for a period of 25 years from the date of sale, which will be triggered upon receipt of planning permission for any non-agricultural use.

Lot 2 - Highlighted blue on the attached plan

39.92 Hectares (98.64 acres) of mostly grassland with some areas of scrub. The lot is well fenced and includes the access track. There are reserved rights of access for the residents of Pant Teg, Maendy Uchaf and the converted barns. It is proposed that a right of access will be established over the track for the purchasers of Lot 3.

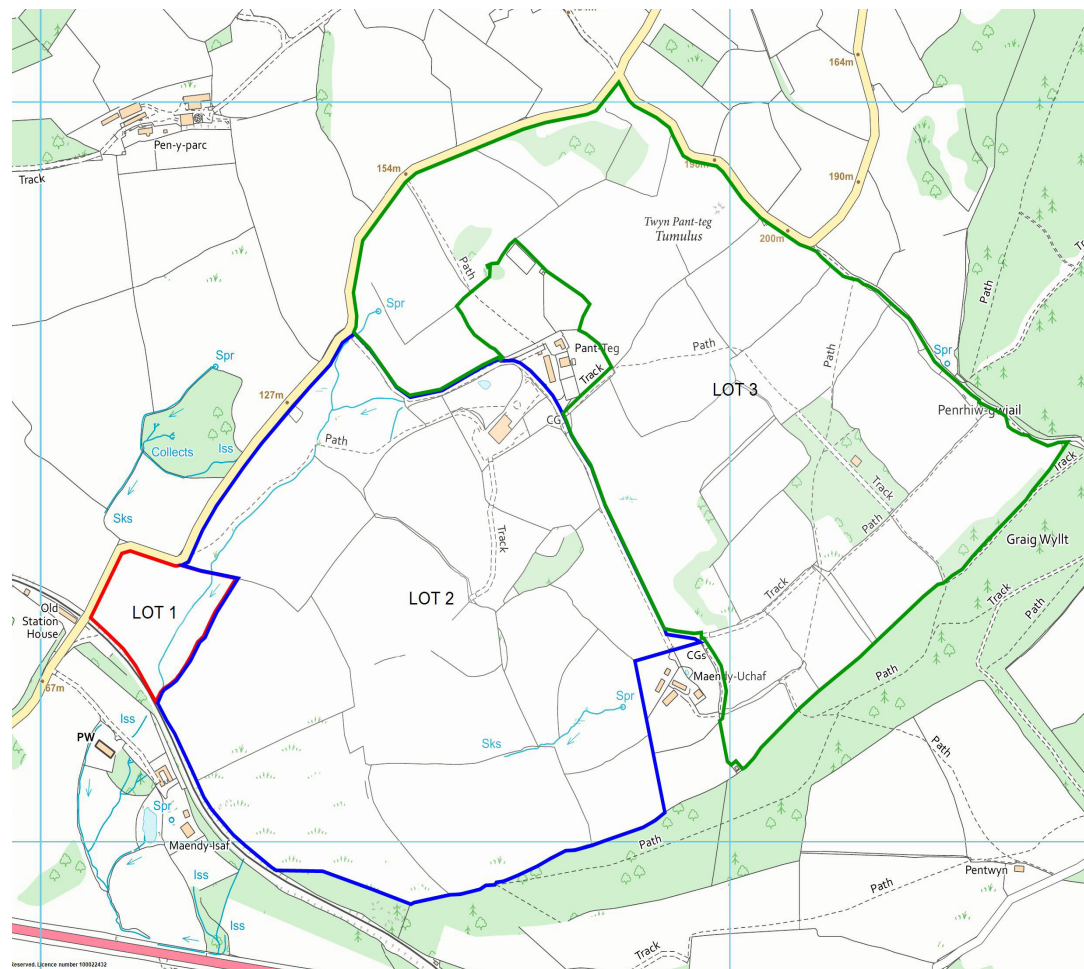
There is an established repairing agreement in place for the track with the seller and the residents of the dwelling houses. This lot includes the farmyard which includes an agricultural building (approx. 630m²).

The building has the benefit of water supplied by an on farm borehole (located on Lot 3) and is separately metred. The land is undulating in parts but would be suitable for grazing or mowing and some woodland planting.

Lot 3 - Highlighted green on the attached plan

40.84 Hectares (100.92 acres) consisting of approximately 3.94 Hectares (9.73 acres) of open woodland and the remainder being grassland. The land is currently used for grazing and mowing but has scope to be used as cropping land.

The borehole which services the shed is located on the lot and a right to maintain will be retained by the purchaser of lot 2. The lot has roadside access and benefits from natural water and troughs.



Lot 3 (cont.)

The main block of open woodland has far reaching and attractive views offering an opportunity for a possible diversification project.

There is a telecoms mast located at the furthest end of the lot, which is not included in the sale, there is a right of way over the land to this mast for any future maintenance.

LOCATION

Pant Teg is located to the north east of Lower Machen, Newport, NP10 8GY

What3Words code for each lot :

Lot 1 : what3words\\spite.resurgent.pelted

Lot 2 : what3words\\scans.unlimited.custard

Lot 3 : what3words\\motored.weds.familiar

GENERAL

Services

Lot 2 and 3 have the benefit of natural water and troughs fed by the borehole located in Lot 3. There is no electric connected to the building in Lot 2 but we understand there is scope for a connection.

Entitlements

The BPS entitlements are available under separate negotiation if required.

Tenure

Freehold with Vacant Possession.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.



METHOD OF SALE

The property is offered for sale via private Treaty. Offers are invited Subject to Contract and the Seller reserves the right not to accept the highest or any offer received. The Sellers reserve the right to amend or withdraw any of the property shown in the particulars for sale.

LOCAL AUTHORITY

Cyngor Dinas Casnewydd / Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

VIEWING

Viewing is permitted during daylight hours by a person carrying a set of these particulars. Viewing of the land is only permitted on foot. Please book a time and date with Cooke & Arkwright beforehand. Please note it is a working farm and there are cattle and horses on the site.

FURTHER INFORMATION

Tomos Davies BSc(Hons) MRICS FAAV

01656 644 644 / 07760 273 487

tomos.davies@coark.com

