



## FOR SALE BY PRIVATE TREATY

- Approximately 2.47 acres (1.00 hectares)
- Detached timber frame building (Approx. 225m<sup>2</sup>)
- Conveniently located
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning (STP)

## The Land Lying to the South of Prat Reen

Undy, Monmouthshire, NP26 3DP

**Guide Price of £50,000**

A single block of equipped pastureland including timber building with lean-to conveniently located on the edge of the village of Undy.



## GENERAL REMARKS

A desirable parcel of pastureland measuring approximately 2.47 acres (1.00 ha), well-suited for agricultural and equestrian use. The property includes a five-bay timber-framed building with an attached lean-to, offers convenient access and is enclosed by mature hedgerows and stock fencing.

## SITUATION

The land is situated on the southern edge of the village of Undy within the County of Monmouthshire. The land benefits from reasonable transport links being situated approximately 0.5 miles from the B4245 which offers connections to the A48 (4.0 miles) and Junction 24 of the M4 Motorway network (5.4 miles).

## DIRECTIONS

From Magor, head south-east on the B4245 and proceed to Undy, turning right onto The Ramp. Continue onto The Causeway for approximately 0.5 miles and turn left onto the green lane. The land can be found on the left approximately 0.1 miles along the green lane.

When using the Mobile Application – What Three Words: ///inflating.litigate.february

## SERVICES

There are no mains services connected to the land. Prat Reen lies to the northern boundary and offers a natural water source for stock.

Purchasers are advised to make their own enquiries with the relevant providers for any service connections in the local vicinity.

## TENURE

Freehold with vacant possession upon completion.

## LOTTING & 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.

## BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

## ACCESS

The property is accessed via a green lane adjoining The Causeway.

## EASEMENTS, COVENANTS & RIGHTS OF WAY

The land is sold subject to any rights, benefits or incidents of tenure which affect it.

## VIEWING

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

Please contact David James' Magor Office in advance to inform them that you are viewing the land and register your interest on 01633 880220.

## GUIDE PRICE

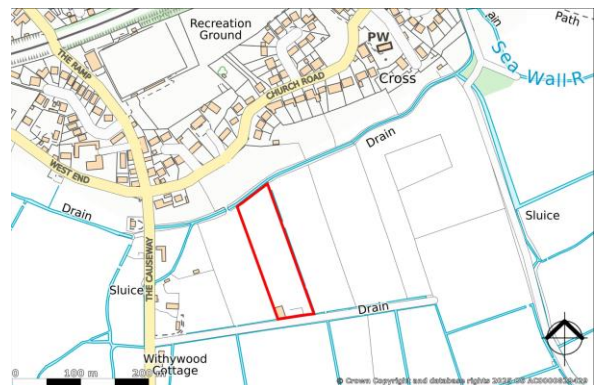
**Guide Price of £50,000 (Fifty Thousand Pounds).**

## LOCAL AUTHORITY

Monmouthshire County Council 01633 644644.

Ref: 7073

Date: June 2025



**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.