



FOR SALE BY PRIVATE TREATY

- Approximately 4.71 acres (1.91 ha) of level-lying, permanent pastureland
- Conveniently located on the outskirts of Undy
- Suitable for a range of uses including agricultural, equestrian or amenity subject to planning (STP)

Land Lying to the East of Withywood Cottage

Undy, Monmouthshire, NP26 3DP

Offers in Excess of £75,000

A single parcel of level-lying, permanent pastureland extending to approximately 4.71 acres (1.91 ha) located on the outskirts of the village of Undy.

GENERAL REMARKS

An attractive and well-positioned parcel of approximately 4.71 acres (1.91 ha) of level-lying permanent pastureland, enclosed by a combination of mature, tree-lined hedgerows and single-strand barbed-wire fencing. The land is well suited to agricultural, equestrian or amenity use (subject to planning).

SITUATION

The land is situated on the southern edge of the village of Undy, occupying a rural yet accessible position between Magor (1.1 miles) and Rogiet (2.4 miles) within the County of Monmouthshire. The land benefits from excellent connectivity within proximity to the B4245 (0.5 miles) and Junction 23A of the M4 Motorway Network (2.0 miles).

SERVICES

We are not aware of any mains services connected to the land; however, Purchasers are advised to make their own enquiries with the relevant providers for any service connections in the local vicinity.

The adjoining reens provide a natural water source for livestock.

ACCESS

The land benefits from direct roadside access from Norton Lane to the South, with additional access provided by a historic green lane leading off The Causeway to the North.

DESIGNATIONS

The land is designated as being within an Area of Archaeological Sensitivity and is located within the Gwent Levels – Magor and Undy Site of Special Scientific Interest.

Purchasers are advised to make their own enquiries as to any additional designations which exist on the land.

TENURE

Freehold with vacant possession upon completion.

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.

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.

EASEMENTS, COVENANTS & RIGHTS OF WAY

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

DIRECTIONS

From Magor, proceed south-west along the B4245 towards Undy. After approximately 0.6 miles, turn right onto The Ramp which connects to The Causeway. Proceed for approximately 0.3 miles and the historic green-lane is on the left, along which the entrance to the land can be found after approximately 0.1 miles.

When using the Mobile application – What Three Words: ///satellite.deprive.science

VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and with the usual courtesy shown to the owner/occupier. Please contact David James' Magor Office in advance to inform them and register your interest on 01633 880 220.

GUIDE PRICE

Offers in Excess of £75,000 (Seventy-Five Thousand Pounds)

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

Ref: P&G 553

Date: November 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.

