



FOR SALE BY PRIVATE TREATY

- Ring fenced block of approx. 33 acres
- X2 Agricultural sheds with yard area
- Divided into 9 well fenced enclosures
- Direct Roadside access with internal track

Land at Dan-Y-Bryn

Manmoel, Blackwood NP12 0RH

Guide Price of £495,000

Pasture extending to 32.71 acres (13.24 ha) with two useful agricultural sheds, located on the edge of the village of Manmoel.

GENERAL REMARKS

An attractive parcel of approximately 32.71 acres (13.24 hectares) divided into nine internal parcels. The comprises a well-maintained block of level pasture and, well-suited to agricultural, equestrian or amenity use (subject to the necessary consents), especially to add to existing land or small-holding use. Mountain rights included (full details available upon request).

The land has water connections and direct roadside access with an internal track leading to the agricultural buildings and yard area. Entitlements are to be included within the sale

The buildings comprise a 3-bay steel portal frame shed, approx. 1,800ft² and an agricultural shed extending to approx. 1,160ft². Both provide useful livestock accommodation, use as stables or alternative uses subject to planning.

SITUATION

The land benefits from good road links being located northeast of Blackwood and less than 1 mile distance from the village of Manmoel.

DIRECTIONS

From Crospenmaen, head north on the B4251 for about 0.8 miles and take the third exit onto Manmoel Road next to the Braces Factory. Continue on this road, passing The Caravan Park. At the fork in the road, bear right, the land is the first gateway on the left-hand side.

What Three Words: ///suiting.sings.apes

SERVICES

We understand that mains water services are connected to the land. 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.

Easements, Wayleaves & Public Rights of Way

We are not aware of any other Easements, Wayleaves or Public Rights of Way

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 land is accessed directly from Cwm Road, an adopted highway off Manmoel Road.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. Please contact Fiona Wall at David James on 01633880220 or 07815495356.

GUIDE PRICE OR ASKING PRICE

Guide Price - £495,000 (Four Hundred and Ninety-Five Thousand Pounds)

LOCAL AUTHORITY

Caerphilly County Borough Council- 01443863002

Ref: FW/SB/31

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.

