



↑ Manmoel

↓ Croespenmaen

## FOR SALE BY INFORMAL TENDER

- TENDERS TO BE RECEIVED BY 12 NOON ON FRIDAY 18<sup>TH</sup> JULY 2025
- Approximately 6.85 Acres (2.77 Ha)
- Level Lying Pastureland
- Good Roadside Access
- Suitable for agricultural, equestrian or amenity use (STP).

## Land Lying on the West of Manmoel Road

Manmoel, Blackwood, NP12 0HX

### Offers in Excess of £65,000

A single parcel of approximately 6.85 acres (2.77ha) of existing pastureland suitable for equestrian, agricultural or recreational uses.

**BEST AND FINAL OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 18<sup>TH</sup> JULY 2025**

Please contact the sole agents, David James in relation to obtaining an Informal Tender Form.

## DESCRIPTION

Comprising a single parcel of agricultural pastureland with direct gated roadside access. The land extends to 6.85 acres (2.77 ha) and is currently down to pasture. The land is bound by post and wire fencing. The land is edged red on the plan for identification purposes.

The land has historically been utilised for agricultural and equestrian purposes and would suit a range of purchasers including agricultural, equestrian or amenity.

## SITUATION

The land is situated northeast of Blackwood and can be found approximately 1.2 miles north of Croespenmaen (near Pen-Y-Fan Pond) from the junction of the B4251 at Kendon Road.

If heading north on Manmoel Road (past the Brace's Bakery factory) the land will be on your left-hand side before the ground mounted solar array. The land is accessed via a gateway on the left.

When using the mobile Application What Three Words:  
[///savings.acrobats.compounds](https://www.what3words.com/savings.acrobats.compounds)

## SERVICES

We understand there is a natural water supply from a spring to the north of the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

## BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme (BPS). The land is not within any existing environmental agreements.

## TENURE

Freehold with vacant possession upon completion.

## EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. There is a public footpath located before the entrance of the field (REF: PMEN/FP28/1).

## VIEWING

Strictly by appointment only with the sole agent David James. Viewings are within any reasonable daylight hour and we ask all interested parties to have a set of sales particulars to hand when viewing.

## LOTING & RESERVE

It is anticipated that the property will be offered as shown however the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

## GUIDE PRICE

**Offers in Excess of £65,000 (Sixty-Five Thousand Pounds).**

**Please contact the sole agents, David James in relation to obtaining an informal Tender Form.**

## LOCAL AUTHORITY

Caerphilly County Borough Council: 01443 815 588

## CONTACT

We ask that interested parties contact David James to register their interest with the Magor office on 01633880220



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.



**CLOSING DATE: 12 NOON FRIDAY 18th July 2025**  
**APPLICATION FOR INFORMAL TENDER**  
**FOR THE PURCHASE OF THE LAND LYING ON THE WEST OF MANMOEL ROAD,**  
**BLACKWOOD, NP12 0HX**

Offers are to be received by 12 noon on Friday 18th July 2025 at the office of David James, 87 Monnow Street, Monmouth, NP25 3EW

If sent by post or delivered by hand then the envelope should be clearly marked "FOA Fiona Wall – Land lying on the west of Manmoel Road, Blackwood" and should include the name of the party making the offer on the outside of the envelope, so we can acknowledge receipt. Alternatively, your offer can be sent by email to [Fiona.wall@david-james.co.uk](mailto:Fiona.wall@david-james.co.uk) with the subject of the E-mail being 'Land lying on the West of Manmoel Road' followed by your name.

Please complete in CAPITALS:

**APPLICANT(S)**

NAME: .....

BUSINESS NAME: (if relevant) .....

ADDRESS: .....

.....

.....POSTCODE.....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....

I / we hereby offer £.....for

The land lying on the west of Manmoel Road, Blackwood.

(WORDS: ..... pounds)

Additional comments by the applicant(s):

.....

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.

Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300



I confirm that I offer on the basis as per the sale terms set out on the Particulars and as marketed.

**Signed:**.....

**Print:**.....

**Date:**.....

### TERMS AND CONDITIONS

1. Offers are to be received via email, post or hand delivered by 12 noon on the 18th of July 2025 and to be clearly marked "FOA Fiona Wall - Land lying on the west of Manmoel Road, Blackwood" and should include the name of the party making the offer on the outside of the envelope. Email address [Fiona.wall@david-james.co.uk](mailto:Fiona.wall@david-james.co.uk)
2. The landowner reserves the right to accept any offer, which may not be the highest offer and reserve the right not to accept any offer at all.
3. The offer will remain strictly subject to contract

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.

Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300