

FOR SALE BY PRIVATE TREATY

- Approximately 58.76 acres (23.78 ha) of gently undulating permanent pastureland
- Direct roadside access
- Natural water supply
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning

Land at Mynydd Y Bwlch Rudry, Caerphilly, Cardiff, CF83 3EB

Offers in Excess of £350,000

An extensive, ring-fenced block of permanent pastureland extending in total to approximately 58.76 acres (23.78 ha) with gated roadside access and natural water supply.

DESCRIPTION

An extensive block of gently undulating permanent pastureland extending in total to approximately 58.76 acres (23.78 ha). The land is ring-fenced, separated into three convenient enclosures with gated internal access between. The surrounding woodland, which adjoins its eastern, southern and western boundaries, provides a useful shelterbelt whilst its elevated position affords impressive open views to the north.

The land benefits from roadside frontage with direct access from the adjoining highway known as Cwmnofydd Lane.

SITUATION

The land at Mynydd Y Bwlch is located between the rural villages of Rudry (1.3 miles west) and Draethen (2.7 miles east), within the County Borough of Caerphilly.

The land benefits from a desirable countryside position, whilst maintaining good communication links being only 3.2 miles from the A468 which provides access to the A48 and Junction 28 of the M4 Motorway (7.5 miles). Junction 30 of the M4 Motorway is closer being only 4.2 miles distant.

SERVICES

There are no mains service connections to the land and whilst there is currently water provided to individual field troughs from a borehole, interested parties are advised to make their own enquiries with the relevant providers for new service connections. There is a small natural pond together with open drains which also provide natural water sources.

AGRI-ENVIRONMENTAL SCHEMES

The land is registered with the Welsh Government under the Basic Payment Scheme (BPS) and is not included within any existing Agri-Environmental Schemes.

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 however 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.

There are a number of public footpaths crossing the land.

DIRECTIONS

From Rudry, heading east and passing the Parish Hall on your left, take the sharp left-hand turn at Rudry Primary School. Continue for approximately 0.5 miles and turn right onto Cwmnofydd Lane. Continue along the single-track road for approximately 0.4 miles and the gated entrance to the land will be on the right.

When using the mobile application What3Words:/// nudge.soup.haircuts.

VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesies shown to the owner/occupier. All interested parties should contact the Agents David James to register their interest and intention to view. Please telephone the Magor office on 01633 880 220.

GUIDE PRICE

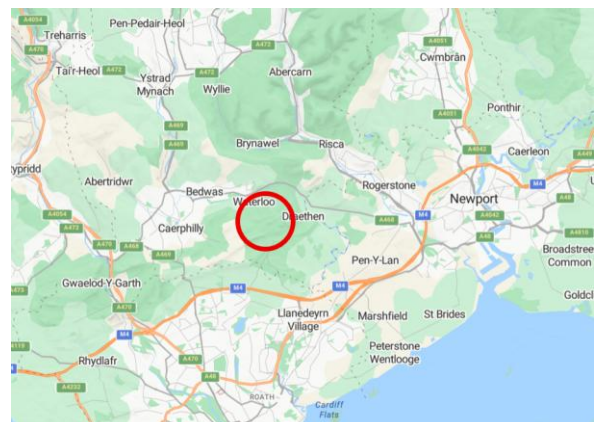
Offers in Excess of £350,000 (Three Hundred and Fifty Thousand Pounds).

LOCAL AUTHORITY

Caerphilly County Borough Council – 01443 815588

Ref: 6805

Date: June 2026



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.