



FOR SALE BY PRIVATE TREATY

- Ring fenced block of pastureland
 - Water connection
- Direct roadside access
 - Well maintained

**Land at Argoed Uchaf
Farm**

Argoed, Blackwood, NP12 0AJ

Offers in Excess of £110,000

Pastureland extending to 9.12 acres (3.69 ha) suitable for a range of purchasers including Agricultural, equestrian or Amenity purposes |

GENERAL REMARKS

An attractive block of approximately 9.12 acres (3.69 hectares) divided into two parcels. Comprising level to gently sloping pastureland within a stock fenced boundary, the land has good direct road access and water connections. The land is well-suited to agricultural, equestrian or amenity use (subject to the necessary consents).

SITUATION

The land lies 2 miles north of Blackwood, Northwest of Newport (16 miles), Northeast of Cardiff and under 4 miles from Junction 2 of the M48, offering excellent regional connectivity.

DIRECTIONS

From Blackwood High Street, proceed north to the first roundabout and continue straight ahead onto the A4048. At the second roundabout, again take the ahead exit and continue for approximately half a mile before turning left onto Heol Tynewydd (immediately before the car dealership). Follow this road for roughly 0.7 miles, passing the Maes Manor Hotel. The gateway is located on the right-hand side.

What Three Words: [///cubic.traded.movements](https://www.threewords.com/3/cubic/traded/movements)

SERVICES

There is water services connected to the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections in the local vicinity.

OVERAGE

An overage provision to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 15 years of completion of sale, 25% of any increase in value will be payable to the vendors or their successors in title.

TENURE

Freehold with vacant possession upon completion.

Easements, Wayleaves & Public Rights of Way

There is a public footpath crossing the land under the reference number ARGO/FP125/1

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 Heol Tynewydd Road, an adopted highway off the A4048.

VIEWING

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

Please contact Fiona Wall at David James on 01633880220 or 07815495356.

GUIDE PRICE

Offers in Excess of £110,000 (One Hundred and Ten Thousand Pounds)

LOCAL AUTHORITY

Caerphilly County Borough Council- 01443863002

Ref: FW/SB/30

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.

