



## FOR SALE BY PRIVATE TREATY

- Approximately 4.96 acres (2.01 ha)
- Permanent Pastureland
- Roadside Access
- Water Supply
- Suitable for a range of uses including agricultural, equestrian and amenity subject to planning

## Land Lying to the West of Little Common Farm Bishton, Newport, NP18 2DZ

Offers In Excess of £65,000

An attractive parcel of level to gently sloping permanent pastureland extending in total to approximately 4.96 acres (2.01 ha) with roadside access directly from Bishton Road.

## DESCRIPTION

A single parcel of level to gently sloping permanent pastureland extending in total to 4.96 acres (2.01 ha). The land benefits from gated access directly from Bishton Road and a shared private water supply. The land is bound by a combination of stock fencing and mature hedgerows however the Purchaser will be required to construct a stock proof fence along the northeastern boundary within 3 months of completion.

## SITUATION

The land is located within the village of Bishton approximately 2.9 miles east of Llandeenny within the City of Newport. The land benefits from reasonable transport links being situated along Bishton Road and with Junction 23A of the M4 Motorway Network only 2.8 miles distant.

## SERVICES

The land benefits from a shared private water supply connected to a single water trough. There are no mains service connections to the land. Purchasers are advised to make their own enquiries with the relevant providers with regards to any new connections.

## BASIC PAYMENT SCHEME

The land is registered with the Welsh Government for the Basic Payment Scheme (BPS) however entitlements are not included within this sale. The land is not in any Agri/Environmental Schemes.

## TENURE

Freehold with vacant possession upon completion.

## UPLIFT

The land is sold subject to an uplift clause whereby if planning permission is obtained for residential or commercial development, 50% of the increase in value will be payable to the Vendor for a period of 25 years.

## 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. There are electricity cables and water supply pipes situated below the land which we understand are subject to a Deed of Easement. The adjoining dwelling has a right of access over part of the entrance.

The Purchaser will be required to keep clean the drainage ditch which runs along the northeastern boundary of the entrance track.

## DIRECTIONS

From Magor Road (B4245) at Wilcrick, turn south onto Wilcrick Lane and continue to the junction at which point turn right onto Red House Lane. Continue along Red House Lane to the junction at Bishton. At the junction, turn right onto Bishton Road and the entrance to the land is immediately on the left.

When using the mobile application What3Words:/// parsnip.worry.vowing

## VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and the usual courtesy shown to the owner/occupier. All interested parties should first contact the Agents David James to register their interest and intention to view. Please telephone the Magor Office on 01633 880220.

## GUIDE PRICE

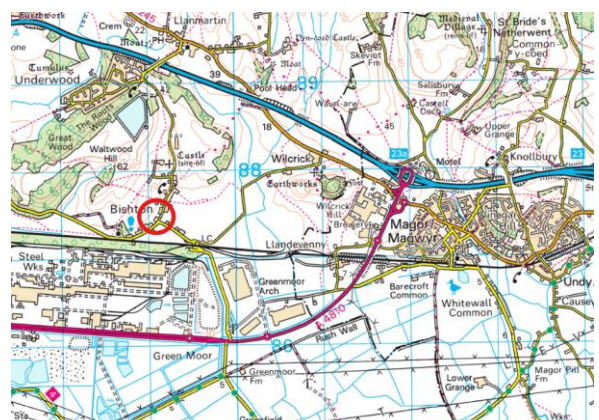
**Offers in Excess of £65,000**

## LOCAL AUTHORITY

Newport City Council – 01633 656 656

Ref: 7097

Date: January 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.