



FOR SALE BY PRIVATE TREATY

- Approximately 11.20 acres (4.53 ha) of level-lying, pastureland currently in a long term mixed herbal ley.
- Conveniently located just off the A48
- Direct Roadside Access
- Suitable for a range of uses including agricultural, equestrian or amenity subject to planning (STP)

Land Lying to the North West of Five Lanes Farm

Caerwent, Caldicot, NP26 5PD

For Sale by Informal Tender - Offers in excess of £125,000

Tender Deadline - 12 Noon 29th May 2026

A single parcel of level, productive, pastureland laid to a long term mixed herbal ley with mature boundaries and ample shelter.

GENERAL REMARKS

An attractive and well-situated parcel of level pastureland extending to approximately 11.20 acres (4.53 hectares), currently laid to a long-term mixed herbal ley. The land is stock fenced throughout and enclosed by a combination of mature hedgerows and trees, providing natural shelter and privacy. The parcel would lend itself well to agricultural, equestrian or amenity purposes, subject to any necessary planning consents.

SITUATION

The land is situated adjoining the A48, 1.5 miles west of the village of Caerwent, enjoying a rural yet accessible position between Chepstow (6.7 miles) and Newport (10.4 miles), within Monmouthshire. The property benefits from excellent transport links with the entrance being located just off the A48, with Junction 2 of the M48 approximately 7.4 miles away and Junction 24 of the M4 approximately 5.7 miles away, providing convenient regional connectivity.

SERVICES

The current shared water supply is available for a period of 12 months from the completion date via a sub-metered supply. Thereafter, purchasers will be required to make their own enquiries with the relevant utility provider regarding the provision of any permanent service connections.

ACCESS

The land benefits from direct roadside access from Carrow Hill Road to the east, which leads directly from the A48 (0.1 mile).

DESIGNATIONS

The land is designated as being within a Mineral Safeguarding Area for Limestone as well as TAN15 Development and Flood Risk C2.

Purchasers are advised to make their own enquiries as to any additional designations which exist on the land.

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 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.

DIRECTIONS

From the Highbeech Roundabout at Chepstow, proceed west along the A48 through Caerwent for approximately 5.8 miles. Turn left signposted for Five Lanes and Carrow Hill and continue for approximately 0.1 miles, where the land will be found on the right-hand side with a gated entrance.

When using the Mobile application – What Three Words: ///rattled.concerts.coil

VIEWING

At any reasonable daylight hour with a set of sales particulars to hand and with the usual courtesy shown to the owner/occupier. Please contact David James' Magor Office in advance to inform them and register your interest on 01633 880 220.

GUIDE PRICE

Offers in excess of £125,000 (One Hundred and Twenty-Five Thousand Pounds).

LOCAL AUTHORITY

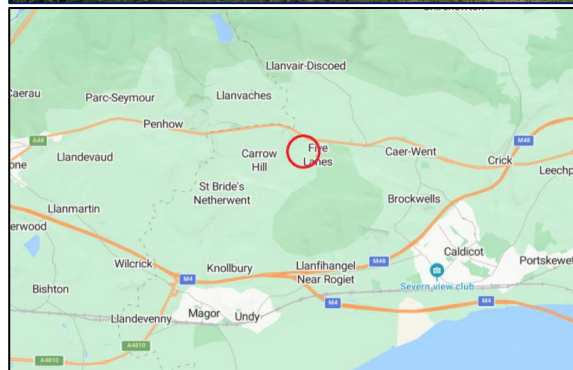
Monmouthshire County Council – 01633 644644

Ref: 6045

Date: March 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.



Chepstow
Cwmbran

01291 626775
01633 868341

Magor
Monmouth

01633 880220
01600 712916

Wotton-under-Edge
Wroughton

01453 843720
01934 864300