



FOR SALE BY PRIVATE TREATY

- Approximately 6.14 acres (2.48 hectares)
- Conveniently located near to A48
- Suitable for a range of uses including agricultural, equestrian or amenity use (STP)
- Stockproof fencing

Land at Upper House Farm

Penyworlod Lane, Penhow, Caldicot, NP26 3AE

Offers in Excess of £95,000

An attractive block of well-maintained pasture, divided into two ringfenced parcels and extending to approximately 6.14 acres (2.48ha).

GENERAL REMARKS

An excellent opportunity to acquire a versatile parcel of species-rich meadowland extending to 6.14 acres (2.48ha) and divided into two generous sized paddocks. The land is currently laid to grass, supporting biodiversity and offers excellent potential for sustainable agricultural or conservation uses. The land is securely enclosed by stock fencing and mature hedgerows with Castel Prin Wood bordering the southwestern boundary and offering a useful shelterbelt for stock. There are two access points to the land with one being a right of access.

SITUATION

The land is conveniently situated approximately 1.5 miles north of the village of Penhow, offering excellent access to the A48 and wider regional transport links. Junction 24 of the M4 motorway lies just 9 miles away, providing direct connectivity to the M5, as well as easy routes to Cardiff (approx. 24 miles) and Bristol (approx. 28 miles). The nearby city of Newport is located around 10 miles to the west, while the historic town of Chepstow lies approximately 13 miles to the southeast, both offering a full range of amenities, services, and transport connections.

DIRECTIONS

Heading east on the A48 Newport to Chepstow Road, after passing Parc Seymour and approaching the village of Penhow, take a left turn by Jack of Arts custom tattoo parlour and continue along Penyworld Road for approximately 0.8 of a mile. The roadside access to the land is located on the left-hand side, just after the road forks back on itself and joins Arcade Road.

Mobile Application What Three Words: ///torch.precluded.prickly

SERVICES

The field parcels benefit from a natural water supply to the northeastern boundary. Purchasers are encouraged to make their own enquiries as to any further service connections.

TENURE

Freehold with vacant possession upon completion.

LOTING & RESERVE

The Vendor will retain a 9-meter-wide strip along the southern boundary, over which the purchaser will have an unrestricted right of access, as shown shaded blue on the plan. 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, Wayleaves & Public Rights of Way

A public footpath (ref. 402/8/1) crosses the land from Upper House in the west to Pen-y-Worlod Road in the east.

BOUNDARIES

Please note, the southern stock fence does not represent the exact legal boundary. The actual boundary extends slightly further south, located on the edge of the adjoining woodland. 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.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. Please contact David James' Magor office in advance to inform them of your intention to view. Telephone 01633 880220

GUIDE PRICE OR ASKING PRICE

Offers in Excess of £95,000 (Ninety-Five Thousand Pounds)

LOCAL AUTHORITY

Newport City Council 01633 656656

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.



Not to Scale – For Identification Purposes Only

