



for sale by Informal Tender

- 11.79 Acres (4.77 Ha) Approx
- Gently Sloping Permanent Pasture
- Fenced for Livestock
- Natural Water
- Roadside Access
- Far reaching views

LAND AT Crosskeys, NP11 7PS

For Sale by Informal Tender

Tenders are to be received no later than **12 Noon** on
Friday 26th August 2022

OFFERS IN EXCESS OF £80,000

GENERAL REMARKS

The land at Crosskeys extends to 11.79 Acres (4.77 Ha) Approx, of gently sloping pasture land in an elevated location with far reaching views up the Sirhowy Valley. The land is divided into 2 Lots as outlined on the attached plan for identification purposes only. The village of Crosskeys is located 1.5 miles to the north and the City of Newport 7 miles to the East. The land is fenced for livestock with convenient access directly off the lane which fronts the Southern boundary. Lot 2 has a natural water supply from a spring which supplies a small pond.

Lot 1 - ST 2190 7893 6.33 Acres 2.56 Ha
(Outlined Red On attached Plan)

Lot 2 - ST 2190 7575 5.46 Acres 2.21 Ha
(Outlined blue on attached Plan)

DIRECTIONS

In the village of Crosskeys, proceed along the B4591. Take the turning onto Blackvein road (midway between Crosskeys college and Risca Cemetery). Proceed along Blackvein road, then at the T Junction with Park road, proceed straight ahead (staying on Blackvein road). Pass under the dual carriageway then bear right, then proceed up the hill for 1 mile approx. When the road levels out the field can be found on the right hand side after passing the forestry, with Lot 2 being on the left hand side

USING THE APP – WHAT THREE WORDS

Type in the words blitz.craftsman.daily
This will take you to the access point of Lot 1

SERVICES

We are not aware of any mains services available. Natural water serves Lot 2. Purchasers are advised to make their own enquiries with regards to the suitability of any other connections.

PLANNING

The land is sold as agricultural land only and is located in open countryside. Potential purchasers are advised to make their own enquiries for alternative uses with the Local Authority Caerphilly County Borough Council. Tel: 01443 815588

BASIC PAYMENT SCHEME

The land is registered with Welsh Government for the Basic Payment Scheme. There are no Basic Payment Scheme entitlements included in the sale.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. A public footpath and bridleway cross the land. Electricity cables pass over the land via wooden poles.

ACCESS

Access to the land is provided directly off the Council maintained single track lane which fronts the boundary to both Lots.

TENURE

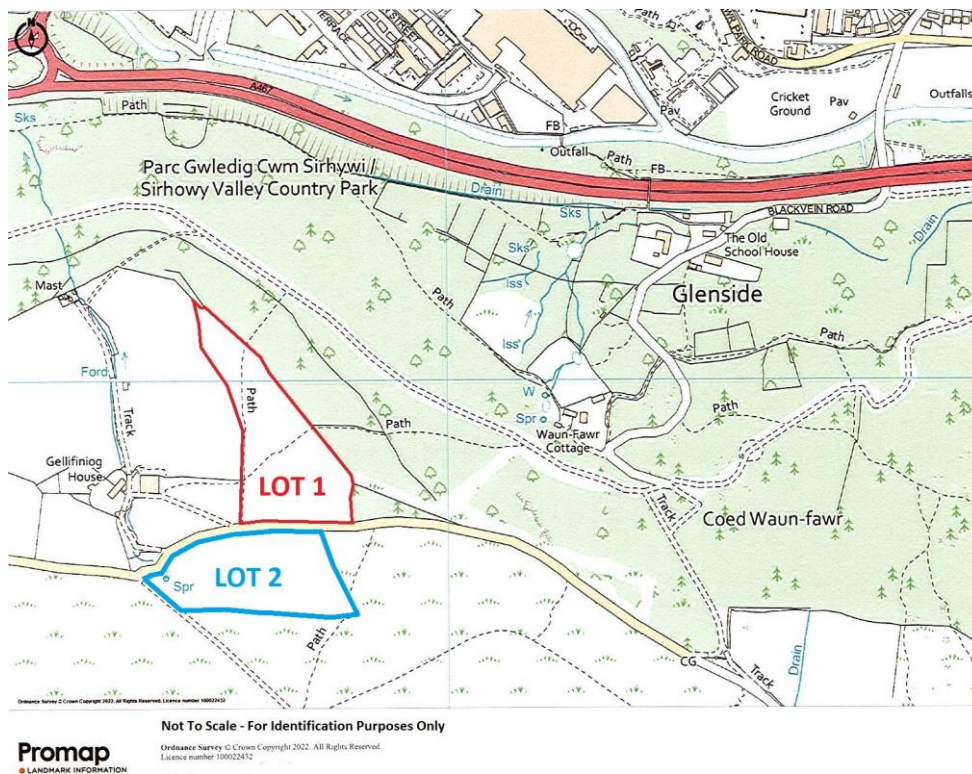
Freehold with vacant possession.

SALE METHOD

The property is for sale by Informal Tender. Tenders are to be received no later than **12 noon on Friday 26th August 2022** at the offices of David James, Court Barn, West End, Magor, Monmouthshire, NP26 3HT. Tender Forms and further information are available from the agent.

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 to inform them you are viewing the land: Tel 01633 880220.



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.