



## FOR SALE BY INFORMAL TENDER

- Tenders to be received by 12 noon on Friday the 18<sup>th</sup> of October
- Approximately 5 acres (2.02 Ha)
- Level permanent pasture
- Convenient village location
- Suitable for agricultural, equestrian or amenity use (STP)
- Direct roadside access

## Land off Dewstow Road,

Caerwent, Caldicot NP26 5BB

Offers in Excess of £65,000

For Sale Via Informal Tender

An attractive parcel of permanent pasture extending to approximately 5 acres (2.02ha) in the village of Caerwent.

## GENERAL REMARKS

An attractive parcel of agricultural land set in a rural location of Caerwent. The land benefits from well maintained, predominantly level permanent pasture with direct roadside access, boarding Nedern brook. The land would be suitable for equestrian or amenity use (STP). There are electricity poles crossing the land. For sale by informal tender, forms to be received by 12 noon on Friday the 18<sup>th</sup> of October 2024.

## SITUATION & DIRECTIONS

From the A48 follow the signs through Caerwent towards Caldicot, upon leaving the village of Caerwent the land can be found on the right-hand side at the bottom of Dewstow Road on a sharp left-hand bend that follows into Caldicot.

From the B4245 from Magor, upon entering Caldicot and passing Cherry tree nursing home turn immediately left into Dewstow Road, follow this road for approximately 1 mile, at the end of this road the field can be found on the left-hand side at a T junction before getting into Caerwent.

When using the mobile App – What Three Words:  
///cyclones.claim.crib

## SERVICES

We are not aware of any services connected to the land. Purchasers are advised to make their own enquiries with the relevant providers for any service connections.

## 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.

## LOTTING & RESERVE

It is anticipated that the property will be offered as shown however, the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

## RIGHTS OF WAY, EASEMENTS & COVENANTS

The property is sold with any rights, easements or incidents of tenure which may affect it. Freehold with vacant possession upon completion.

## GUIDE PRICE

Offers in excess of £65,000 (Sixty-Five Thousand Pounds).

## PLANNING

Potential purchasers are advised to make their own enquiries for alternative uses with the Local Authority – Monmouthshire County Council 01633 644880

## VIEWING ARRANGEMENTS

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier. Please inform the Sole Agents David James on 01633 880220 that you are viewing the property. Tender forms available from the office or email [olivia.hale@david-james.co.uk](mailto:olivia.hale@david-james.co.uk)

Ref: OHMD

Date: August 2024



**PLANS AND PARTICULARS** Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

**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.

**CLOSING DATE: 12 NOON FRIDAY 18<sup>TH</sup> OCTOBER 2024**  
**APPLICATION FOR INFORMAL TENDER**  
**FOR THE PURCHASE OF THE LAND OFF**  
**DEWSTOW LANE**

Offers are to be received by 12 noon on Friday 18<sup>th</sup> October 2024 at the offices of David James, Court Barn, West End, Magor NP26 3HT

If sent by post or delivered by hand then the envelope should be clearly marked “FOA Olivia Hale – Land off Dewstow Lane” and should include the name of the party making the offer on the outside of the envelope, so we can acknowledge receipt. Alternatively, your offer can be sent by email to: [olivia.hale@david-james.co.uk](mailto:olivia.hale@david-james.co.uk)

PLEASE COMPLETE IN CAPITALS:

**APPLICANT (S)**

NAME: .....

BUSINESS NAME: (if relevant) .....

ADDRESS: .....

.....

.....POSTCODE.....

TELEPHONE: .....

MOBILE: .....

EMAIL: .....

I / we hereby offer £.....for

The land off Dewstow Lane, Caerwent

(WORDS: .....pounds)

Additional comments by the applicant(s):

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Chepstow 01291 626775  
Cwmbran 01633 868341

Magor 01633 880220  
Monmouth 01600 712916

Wotton-under-Edge 01453 843720  
Wroughton 01934 864300

I confirm that I offer on the basis as per the sale terms set out on the Particulars and as marketed.

**Signed:**.....

**Print:**.....

**Date:**.....

### TERMS AND CONDITIONS

1. Offers are to be received via email, post or hand delivered by 12 noon on the 18<sup>th</sup> of October 2024 and to be clearly marked “FOA Olivia Hale - Land off Dewstow Lane” and should include the name of the party making the offer on the outside of the envelope. Email address [olivia.hale@david-james.co.uk](mailto:olivia.hale@david-james.co.uk)
2. The landowner reserves the right to accept any offer, which may not be the highest offer and reserve the right not to accept any offer at all.
3. The offer will remain strictly subject to contract

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