



FOR SALE BY PRIVATE TREATY

- Well A Single Block of level, Productive Agricultural Land
- Well Drained by Drainage Grips and Reens

84 ACRES (34HA) APP.

Land at Peterstone Wentlooge, Cardiff

PRICE ON APPLICATION

A Single Block of Level, Fertile Land on the West of the Wentlooge Moors, strategically situated just to the east of Cardiff.

GENERAL REMARKS & STIPULATIONS

A single block of level, productive agricultural land, with convenient access off the B4239 which fronts two enclosures on the Southern Boundary. The land is typical of that of the Wentlooge Moors, being well drained by drainage grips and reens.

The land is accessed from the B.4239 Coast Road from Newport and Cardiff and runs north to the London to South Wales railway line and is just to the east of the St. Mellons Business Park.

The land is within the Rumney & Peterstone Site of Special Scientific Interest, as designated by the Countryside Council for Wales, for which there is no Management Agreement in place.

SINGLE PAYMENT ENTITLEMENTS

There are no Single Payment Entitlements sold with the land, which is therefore sold as naked acres upon which entitlements could be registered by the purchaser.

DEVELOPMENT UPLIFT CLAUSE

There is a 50% overage clause on the land with regard to any future development.

TENURE

The land is Sold Subject to a Farm Business Tenancy which expires on 28th February 2014 whereafter vacant possession will be available.

DRAINAGE CHARGES

An annual charge is payable to the Caldicot and Wentlooge Levels Internal Drainage Board who maintain water levels in the network of reens on the Wentlooge Levels.

RIGHTS, EASEMENTS & BOUNDARIES

Electricity lines pass over the land for which there a wayleave agreement. There is also an easement for the Western Valley Trunk Sewer. The property is sold subject to, and with the benefit of, all existing rights whether public or private, including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and waste, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities.

VIEWING

At any reasonable daylight hour with a set of sales particulars and with the usual courtesy shown to the occupier *OR* Strictly by appointment with the Agents: David James, tel 01633 880220.

IMPORTANT NOTICE

- 1) These particulars have been prepared in all good faith to give a fair overall view of the land and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
- 2) Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** precise. Purchasers must rely on their own enquiries.
- 3) It should not be assumed that the land has all necessary planning or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.
- 4) The information in these particulars do not form any part of an offer or a contract and neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this land.

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.