



For Sale by Private Treaty

- Approximately 0.54 acres of Amenity Land
- Located on the outskirts of the popular village of Llandevaud
- Level lying parcel with roadside access
- Potential for Alternative Uses (Subject to Planning)

Land at Llandevaud, Newport Monmouthshire NP18 2AG

Offers in Excess of £60,000

An attractive, single block of amenity land extending to approximately 0.54 acres (0.22 ha) within the popular rural village of Llandevaud.

GENERAL REMARKS

The land comprises of a small parcel of bare amenity land located a short distance from the centre of the village of Llandevaud. The land benefits from roadside access bound by an established hedgerow and with stock fencing. The land is available as identified on the map, outlined in red.

SITUATION AND DIRECTIONS

The land is situated north of the small village of Llandevaud, Monmouthshire and is located between the A48 and the B4245 providing convenient main road connections to nearby villages of Magor and Chepstow. The M4 Motorway network is located within close proximity providing transport links to Newport, Cardiff and Bristol.

Exit Junction 24 of the M4 Motorway Network towards Langstone/ A48. Carry on the A48 for approx. 2 miles turning left into the village of Llandevaud. The land can be found 0.5 miles towards the village centre on the right-hand side with two 8 bar stock hurdles as the access point.

When using the Mobile Application – What Three Words:
///necklaces.forced.building

SERVICES

No mains services are connected to the property. Purchasers are advised to make their own enquiries with the relevant providers for any additional service connections.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENT SCHEME / STEWARDSHIP

The land is not registered on the Rural Land Register. There are no Basic Farm Payment Scheme Entitlements included as part of this sale.

The land is not within any existing Environmental Agreements.

LOCAL AUTHORITY

Newport County Council: 01633 656 656

OVERAGE

The property is sold subject to a development uplift whereby if planning permission is granted for residential or commercial development, 30% of the increase in value will be payable to the Vendor for a period of 25 years.

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.

RIGHTS OF WAY, EASEMENTS & COVENANTS

The property is sold with any rights, easements or incidents of tenure which may affect it.

There are no footpaths or other public rights of way which cross the land.

VIEWING

Viewings by prior notification. Please contact Fiona Wall at David James on 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.